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NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION

Regular Meetings

*Thursdays, December 26, 2002 and
January 2, 2003*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, December 26, 2002 and January 2, 2003* have been canceled. The next Regular Meeting of the Planning Commission will be held on *Thursday, January 9, 2003*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SHELLEY BRADFORD BELL
VICE-PRESIDENT	MICHAEL J. ANTONINI
COMMISSIONER	EDGAR E. BOYD
COMMISSIONER	LISA M. FELDSTEIN
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	SUE LEE
COMMISSIONER	WILLIAM L. LEE
GERALD G. GREEN, DIRECTOR OF PLANNING	
LINDA D. AVERY, COMMISSION SECRETARY	

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 9, 2003
1:30 PM

DOCUMENTS DEPT.

REGULAR MEETING

JAN 9 2003

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President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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1660 MISSION STREET, 5TH FLOOR RECEPTION

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0872CR (B. FU: (415) 558-6613)
505 SHOTWELL STREET - east side of Shotwell Street, between 19th Street and 20th Street, Lot 059, Assessor's Block 3594 - Request for Conditional Use Authorization pursuant to Section 234.2 of the Planning Code to install a wireless telecommunications facility consisting of six (6) panel antennas and related equipment at an existing three-story publicly-used structure (a fire station) as part of AT&T's wireless telecommunications network within a P (Public) Zoning District and a 50-X Height and Bulk Designation. The project would establish a new use on City-owned property and a General Plan Referral is required. A finding of consistency with the General Plan is necessary.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to March 6, 2003)
2. 2001.1174E (T. CHAN: (415) 558-5982)
436 CLEMENTINA STREET - **Appeal of a Preliminary Negative Declaration.** Assessor's Block 3732, Lot 62. The site is part of the major city block bounded by Howard Street to the north, Folsom Street to the south, 5th Street to the east, and 6th Street to the west within the South of Market neighborhood. Clementina and Tehama Streets are minor streets bisecting this city block. The proposed project would demolish the existing one-story, 5,000-square-foot warehouse on this 5,625-square-foot site and construct 28 residential condominium units over approximately 1,250 square feet (sq. ft.) of ground-floor commercial space, and eight off-street parking spaces within a new eight-story structure. The proposed structure would be approximately 37,975 sq. ft. and 85 feet in height, an increase of 32,348 sq. ft. and seven stories in height above the existing structure. The project site is located within the RSD (Residential Service Mixed-Use) zoning district and within the 40-X/85-B height and bulk district. Projects within the RSD zoning district require a conditional use authorization to determine the residential density for buildings over 40 feet in height. The project site is also within the South of Market Redevelopment Plan Area.
Preliminary Recommendation: Uphold Preliminary Negative Declaration.
(Continued from Regular Meeting of December 5, 2002)
(Proposed for Continuance to February 13, 2003)

B. COMMISSION MATTERS

3. Consideration of Adoption - draft minutes of December 5, 17, and 19, 2002.
4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

7. 2002.0940C (J. PURVIS: (415) 558-6354)
1780 OAKDALE AVENUE - north side between Phelps and Newhall Streets; Lot 021 in Assessor's Block 5312 - Request for Conditional Use Authorization under Planning Code Section 185(e) to retain an existing nonconforming commercial use, doing business as DeChoix Specialty Foods Company, within an RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Approval with conditions
8. 2002.1007C (J. VOLLMANN: (415) 558-6612)
1193 OAK STREET - south side between Broderick and Divisadero Streets; Lot 023 in Assessor's Block 1218 - Request for Conditional Use Authorization pursuant to Section 209.2(d) of the Planning Code to establish a 5-room bed and breakfast inn within an existing second floor dwelling unit in a building located in an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
9. 2002.0569C (D. SIDER: (415) 558-6697)
423-435 VALENCIA STREET - east side between 15th Street and Sparrow Alley; Lots 025 and 058 in Assessor's Block 3554, through lots to Caledonia Street - Request for Conditional Use Authorization to allow [1] the expansion of an 'other retail sales and services' use on the second story pursuant to Planning Code Sections 726.40 and 790.102 and [2] the establishment of a nonresidential use size in excess of 2,999 square feet pursuant to Planning Code Sections 726.21 and 790.130 and in excess of 2,000 square feet pursuant to the Mission District Interim Controls (as set forth in Board of Supervisors Resolution Number 500-02). The proposal is to construct horizontal and vertical additions to an existing plumbing supply store (DBA "J.C. Plumbing") resulting in the increase of gross floor area from a total of 5,350 square feet to 8,900 square feet. The subject property is within the Valencia-NCD, the area subject to the Mission District Interim Controls, and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
10. 2001.0862E (C. ROOS: (415) 558-5981)
50 OAK STREET, SAN FRANCISCO CONSERVATORY OF MUSIC - Public Hearing on the Draft Environmental Impact Report (DEIR) - The proposed project is the seismic upgrade and major alteration of the existing four- to five-story Category II, Significant Building at 50 Oak Street, and demolition of the adjacent three- to four- story building and new construction of a six-story structure at 70 Oak Street, for the San Francisco Conservatory of Music. The two structures would be integrated into one, structurally integrated facility. The two existing buildings total about 91,000 gsf. The Conservatory of Music would contain about 125,000 gsf, including about 19,200 gsf of performance space; 17,000 gsf of performing support space; 26,500 gsf of educational studios and spaces; 7,500 gsf of administrative office space; 7,000 gsf of library space; 21,600 gsf of corridor and circulation space; and 26,200 gsf of service and storage

space. Of the total area, about 98,500 gsf are applicable to the FAR under the Planning Code. No parking spaces or loading spaces are proposed. The site occupies the north side of Oak Street, between the 25 Van Ness Avenue building and a parking lot at Hickory and Franklin Street, encompassing most of the half block bounded by Oak, Hickory, and Franklin Streets and Van Ness Avenue. The site includes Lots 5 and 7, in Assessor's Block 834. While the project would function as one building, it would appear as two buildings from Oak Street. The project requires a lot line adjustment to merge the existing lots; a Permit to Alter for 50 Oak Street, a Category II, Significant Building, under Planning Code, Article 11; review of substantial alterations to existing buildings in the C-3 Districts under Section 309, including a request for exceptions to bulk limits (for maximum building length and maximum diagonal dimension), and a revocable encroachment permit from the Department of Public Works, to occupy sub sidewalk vaults.

Preliminary Recommendation: Receive Comments. No Action Required. The DEIR public comment period ends at 5 pm, January 23, 2003.

11. 2002.0333E (J. KUGLER (415) 558-5983)
270 VALENCIA STREET - Lot 9 in Assessor's Block 3533. The site is located on an irregular-shaped parcel surrounding the southwest corner lot of Valencia and Brosnan Streets with frontages on both Valencia and Brosnan Streets. **Appeal of a Preliminary Mitigated Negative Declaration.** The project involves demolition a single-story un-reinforced masonry structure and the construction of one large building that would cover the entire project site with 28 dwelling units in two four-level structures separated by a raised second-level plaza/open space over a ground floor with parking and retail space. The 31 proposed parking spaces would be on two levels. A pedestrian entrance and 21 underground parking spaces would be accessed from Valencia Street. An additional pedestrian entrance and 10 parking spaces would be accessed from Bronson Street. The project site is located in the Mission Neighborhood, is zoned C-M (Heavy Commercial) and is within the 50-X Height and Bulk District.
Preliminary Recommendation: Uphold the Mitigated Negative Declaration.
(Continued from Regular Meeting of December 5, 2002)

- 12a. 2002.0414TZ (P. LORD: (415) 558-6311)
FOURTH AND FREELON SPECIAL USE DISTRICT - Consideration of an Ordinance amending the San Francisco Planning Code by adding Section 249.23 to create the Fourth and Freelon Streets Special Use District encompassing the property zoned Service Light Industrial and bounded by Fourth Street, Freelon Street, Zoe Street and Welsh Street and by adding Section 263.16 to create special height and bulk exceptions for the Fourth and Freelon Streets Special Use District, which would allow previously approved but unbuilt live/work units to convert to market-rate residential units and additional market-rate residential units to be constructed with an allowable increase in height from 50' to 85' and a dwelling unit density governed by the permissible building envelope; provided that (i) the developer shall construct at the developer's sole expense, on land owned or purchased by the developer in either the South of Market Area or the North of Market Residential Special Use District, off-site affordable rental housing with square footage equal to 15% of the total residential units to be constructed offset by the cost of land acquisition, with a minimum of 56 units constructed of no less than 400 square feet each, (ii) the units shall be rental units affordable to low-and-lower income households with income not exceeding 40% of San Francisco's median income, which shall remain affordable for 55 years or for the life of the building whichever is longer, and (iii) upon completion, the affordable housing development shall be owned,

managed and operated by a nonprofit housing organization with reversion to the City if the nonprofit housing organization is dissolved.

Preliminary Recommendation: Approval with Recommendations

- 12b. 2002.0414TZ (P. LORD: (415) 558-6311)
FOURTH AND FREELON SPECIAL USE DISTRICT - Consideration of an Ordinance amending the San Francisco Planning Code by adding Section 249.23 to create the Fourth and Freelon Streets Special Use District encompassing the property zoned Service Light Industrial and bounded by Fourth Street, Freelon Street, Zoe Street and Welsh Street and by adding Section 263.16 to create special height and bulk exceptions for the Fourth and Freelon Streets Special Use District, which would allow previously approved but unbuilt live/work units to convert to market-rate residential units and additional market-rate residential units to be constructed with an allowable increase in height from 50' to 85' and a dwelling unit density governed by the permissible building envelope; provided that (i) the developer shall construct at the developer's sole expense, on land owned or purchased by the developer in either the South of Market Area or the North of Market Residential Special Use District, off-site affordable rental housing with square footage equal to 15% of the total residential units to be constructed offset by the cost of land acquisition, with a minimum of 56 units constructed of no less than 400 square feet each, (ii) the units shall be rental units affordable to low-and-lower income households with income not exceeding 40% of San Francisco's median income, which shall remain affordable for 55 years or for the life of the building whichever is longer, and (iii) upon completion, the affordable housing development shall be owned, managed and operated by a nonprofit housing organization with reversion to the City if the nonprofit housing organization is dissolved.
Preliminary Recommendation: Approval

E. DISCRETIONARY REVIEW HEARING

Approximately **5:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

13. 2002.0719D (R. CRAWFORD: (415) 558-6358)
4423 25TH STREET - South side between Hoffman Avenue and Douglass Street. Assessor's Block 6544 Lot 012 - Request for Discretionary Review of Building Permit Application No. 2002.04.12.2804, to construct horizontal additions to the west side and rear and add a new third story. The Project will significantly change the facade of the building and change the roofline from a flat roof to a gabled roof for a single family dwelling in an RH-2 (Residential House, 2 Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Modify the Project

14. 2002.0892D (R.CRAWFORD: (415) 558-6358)
415 DIAMOND STREET - East side between 21st and 22nd Streets. Assessor's Block 2769 Lot 029. Request for Discretionary Review of Building Permit Application No. 2002.05.14.6488, to construct 2 and 5 foot horizontal additions to the rear, and bays to the front and north side of the existing dwelling. The Project would also add a room on the top floor and increase the height of the building by changing the existing gable roof with a flat roof. The proposal includes a roof top deck in the front of the northerly half of the roof accessible by stairs enclosed in a roof top stair penthouse for a single family dwelling in an RH-2 (Residential House, 2 Family) District, and a 40-X Height and Bulk District. Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project
- 15a. 2002.1244DD (M. SMITH: (415) 558-6322)
660 28th STREET - north side of the street between Douglass and Diamond Streets, Lot 043 in Assessor's Block 6605, Mandatory Staff initiated request for Discretionary Review of Building Permit Application No. 2002.03.20.1923, proposing to demolish the existing one-story over garage single-family dwelling. The proposal is also subject to a public initiated request for Discretionary Review. The applicant has also submitted an application to subdivide the lot into two lots and construct a single-family dwelling on each of the proposed lots. The subject property is located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
- 15b. 2002.1245DDDDDD (M. SMITH: (415) 558-6322)
662 28th STREET - north side of the street between Douglass and Diamond Streets, Lot 043 in Assessor's Block 6605 - Requests for Discretionary Review of Building Permit Application No. 2002.03.20.1926, proposing to construct a two-story over garage single-family dwelling on the proposed west lot. The applicant has also submitted an application to demolish the existing building, subdivide the lot into two lots, and construct a single family dwelling on the proposed east lot. The subject property is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
- 15c. 2002.1246DDDDDD (M. SMITH: (415) 558-6322)
660 28th STREET - north side of the street between Douglass and Diamond Streets, Lot 043 in Assessor's Block 6605 - Requests for Discretionary Review of Building Permit Application No. 2002.03.20.1928, proposing to construct a two-story over garage single-family dwelling on the proposed east lot. The applicant has also submitted an application to demolish the existing building, subdivide the lot into two lots, and construct a single family dwelling on the proposed west lot. The subject property is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
16. 2002.0650D (K. McGEE: (415) 558-6367)
3358 CESAR CHAVEZ STREET - north side between Mission Street and South Van Ness Street; Lot 16 in Assessor's Block 6571 - Staff-Initiated Discretionary Review of Building Permit Application No. 2002.05.23.7284, for a change of use. The existing use is classified as a Bar; the proposed use is Other

Institution, Large per Planning Code Section 712.81 for La Raza Centro Legal, an organization committed to promoting day labor leadership and self-sufficiency. The property is located in an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District, and in a 50-X Height and Bulk District.

(Continued from Regular Meeting of November 21, 2002)

Preliminary Recommendation: Approval with conditions

NOTE: On October 17, 2002, the Planning Director continued this matter to November 21, 2002 and requested that the Project Sponsor provide staff with a traffic analysis.

NOTE: On November 21, 2002, the Planning Commission continued this matter to January 9, 2003. Public Hearing is open.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 16, 2003

1:30 PM

DOCUMENTS DEPT.

REGULAR MEETING

JAN 13 2003

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Vice-President: Michael J. Antonini
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1. 2002.0876D (D. JONES: (415) 558-6477)
67 GRANADA AVENUE - west side, between Grafton and Lake View Avenues, Lot 005 in Block 7016 - Discretionary Review request, for a building permit (No. 2002/04/30/5347) to allow the construction of a two-story, rear horizontal extension to an existing two-story, single-family dwelling. The property is located in the RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.
(Proposed for Continuance to January 23, 2003)
2. 2002.0967C (G. NELSON: (415) 558-6257)
2000 VAN NESS AVENUE - northeast corner of Van Ness Avenue and Jackson Street; Lot 005 in Assessor's Block 0595: Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to install a total of three (3) antennas and six (6) related equipment cabinets on the roof of an 8-story, 100-foot tall commercial structure, known as the Medical Arts Building, as part of Sprint's wireless telecommunications network within an RC-4 (Residential-Commercial Combined) District and an 80-D Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to February 20, 2003)
3. 2000.0413DD & 2002.0874DD (M. WOODS: (415) 558-6315)
226 17th AVENUE - east side between California and Clement Streets, Lot 29A in Assessor's Block 1417 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Permit Application No. 9914684 for the demolition of a two-story, single-family dwelling and Discretionary Review of Building Permit Application No. 9914683S, requested by the public, proposing to construct a three-story, two-unit building. The subject property is located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Staff Recommendation: Do not take Discretionary Review and approve both applications as proposed.
(Continued from Regular Meeting of November 14, 2002)
NOTE: On October 10, 2002, following public testimony the Planning Director closed public hearing and continued the matter to November 14, 2002, so project sponsor can respond to questions raised by the Zoning Administrator, and allow the Discretionary Review Requestor to inspect to property.

NOTE: On November 14, 2002, the Commission continued this matter to January 16, 2003.

(Proposed for Continuance to February 27, 2003)

- 4a. 2002.0877CR (S. VELLVE: (415) 558-6263)
720 MOSCOW STREET (SAN FRANCISCO FIRE DEPARTMENT STATION #43) - northwest side between France and Italy Avenues, Lot 024, Assessor's Block 6338 - Finding of Consistency with the General Plan pursuant to § 4.105 of the San Francisco Charter to install a total of six (6) panel antennas and related equipment at an existing two-story, publicly-used structure (a fire station) as part of Cingular Wireless' wireless telecommunications network within a P (Public) Zoning District, and within a 40-X Height and Bulk District. As per the City & County of San Francisco's *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Location Preference 1 (Preferred Location – Publicly-Used Structure).
Preliminary Recommendation: Finding of Consistency with the General Plan.
(Proposed for Continuance to February 20, 2003)
- 4b. 2002.0877CR (S. VELLVE: (415) 558-6263)
720 MOSCOW STREET (SAN FRANCISCO FIRE DEPARTMENT STATION #43) - northwest side between France and Italy Avenues, Lot 024, Assessor's Block 6338 - Request for Conditional Use Authorization pursuant to Sections 209.6(b) and 234 of the Planning Code to install a total of six (6) panel antennas and related equipment at an existing two-story, publicly-used structure (a fire station) as part of Cingular Wireless' wireless telecommunications network within a P (Public) Zoning District, and within a 40-X Height and Bulk District. As per the City & County of San Francisco's *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Location Preference 1 (Preferred Location – Publicly-Used Structure).
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to February 20, 2003)
5. 2002.0395C (G. NELSON: (415) 558-6257)
417 31ST AVENUE - southwest corner of Clement Street and 31st Avenue; Lot 001 in Assessor's Block 1463 - Request for Conditional Use authorization pursuant to Section 710.83 of the Planning Code to install a total of six antennas and related equipment within the belfry of an existing two-story, 40-foot tall (58 feet to top of tower), publicly-used structure known as the Lincoln Park Presbyterian Church, as part of Cingular's wireless telecommunications network within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Preferred Location Preference 1 as it is a publicly-used structure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of December 5, 2002)
(Proposed for Continuance to March 6, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. **ELECTION OF OFFICERS:** In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.

7. Proposed adoption of Planning Commission hearing schedule for 2003.
8. Consideration of Adoption - draft minutes of December 12, 2002.
9. Commission Comments/Questions

C. DIRECTOR'S REPORT

10. Director's Announcements
11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

12. 2002.1153T. (P. LORD: (415) 558-6311)
CONDITIONAL USE REVOCATION UPON A FINDING THAT THE APPLICANT PROVIDED FALSE INFORMATION - Consideration of an Ordinance amending the San Francisco Planning Code by amending Section 303 to provide for the revocation of a conditional use authorization upon a finding that the applicant provided false information in obtaining the conditional use; adopting findings under Planning Code Section 302.
Preliminary Recommendation: Approval
13. 2002.1204C (M. LUELLEN: (415) 558-6478)
222 COLUMBUS AVENUE - east side, between Broadway and Pacific Avenue, on Assessors Block 0162, Lot 003. The subject property is in the Broadway Neighborhood Commercial District, the Washington-Broadway Special Use District No. 1, and a 65-A-1 Height and Bulk District. The project requires Conditional Use authorization pursuant to Planning Code Section 714.40 to convert an existing vacant retail storefront into "Pearlina's Tea Shop," a Retail Coffee Store, as defined in Section 790.102(n). No exterior modifications to the building are proposed. The shop will consist of approximately 630 square feet located on the ground floor and will contain no more than 15 seats.
Preliminary Recommendation: Approval with conditions
14. 2002.0446E (B. HELBER: (415) 558-5968)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - Appeal of a Preliminary Mitigated Negative Declaration. The proposed project involves the construction of a 155,000 gsf, 8-story residential building containing 81 dwelling units with 81 off-street parking spaces on 2 below-grade garage levels and the demolition of the existing 56,250 gsf, 3-story light-industrial building. The site is located at 40-50 Lansing Street, on Assessor's Block 3749, Lot 11, in the Rincon Hill area. The 20,205 sf site fronts on Guy Place and Lansing Street, between First and Second Streets. Two on-street loading spaces are planned; one on Guy Place and one on Lansing Street. The site is within a RC-4 (Residential Commercial Combined, High Density) zoning district, the Rincon Hill Special Use Subdistrict and an 84-X height and bulk district. The project would require variances from the following provisions of the Planning Code: Freight Loading; dwelling unit exposure; and from the Rincon Hill Special Use District; and Conditional Use authorization for construction of a residential structure over 40 feet tall.
Preliminary Recommendation: Uphold the Mitigated Negative Declaration.

- 15a. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) , a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 – Request for Conditional Use authorization for: (1) the construction of a building within a Residential District that would be taller than 40-feet pursuant to Planning Code Section 253(a); and (2) for the construction of a building that would have full lot coverage within the Rincon Hill Special Use District pursuant to Planning Code Section 249.1(b)(1)(B). The building would be 84-feet tall and contain up to 82 dwelling units. The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District, the Rincon Hill Special Use District / Residential Subdistrict.
Preliminary Recommendation: Approval with Conditions
- 15b. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) , a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 – A request for variances from (1) the exposure standard required under Planning Code Section 140; (2) the loading space standard required under Planning Code Section 152; (3) the setback standard for building mass above 50-feet as required under Planning Code Section 249.1(c)(3); (4) the frontage standard that requires at least 50-percent of all frontages be comprised of building entrances and display windows as mandated by Planning Code Section 249.1(c)(1)(C); and (5) the requirement that restricts parking on the first and second levels being any closer than 25-feet horizontal distance from any street grade as mandated from Planning Code Section 249.1(c)(5)(C) . The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District, the Rincon Hill Special Use District / Residential Subdistrict.
16. 2002.0915EC (J. MILLER: (415) 558-6344)
1635 CALIFORNIA STREET - south side between Polk Street and Van Ness Avenue, Lot 14 in Assessor's Block 646 - Request for authorization to modify a previously authorized Conditional Use (Case No. 2000.527C, Motion No. 16165). The current request would permit construction of a seven-story building containing 36 dwelling units on six floors over a ground floor with a retail space of up to 5,000 square feet and a below-grade, two-level garage containing 53 off-street parking spaces, on a lot in excess of 10,000 square feet (10,321.5 square feet), after demolition of an automobile storage garage, in the Polk Street Neighborhood Commercial District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of December 19, 2002)
17. 2001.0690L (A. LIGHT: (415) 558-6254)
88 5TH STREET (OLD SAN FRANCISCO U.S. MINT) - west side between Mission and Jessee Streets, Assessor's Block 3704, Lot 11 - Consideration of landmark designation and adoption of a resolution recommending landmark designation of the Old San Francisco U.S. Mint as Landmark No. 236. The subject property is zoned P (Public), and is in a 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a resolution approving Landmark designation and recommending that the Board of Supervisors approves the landmark designation.

E. DISCRETIONARY REVIEW HEARING

The Commission will consider exercising its authority of Discretionary Review on the following cases. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 p.m. will be continued to a later date as determined by the Commission.

18. 2002.0650D (K. McGEE: (415) 558-6367)
3358 CESAR CHAVEZ STREET - north side between Mission Street and South Van Ness Street; Lot 16 in Assessor's Block 6571 - Staff-Initiated Discretionary Review of Building Permit Application No. 2002.05.23.7284, for a change of use. The existing use is classified as a Bar; the proposed use is Other Institution, Large per Planning Code Section 712.81 for La Raza Centro Legal, an organization committed to promoting day labor leadership and self-sufficiency. The property is located in an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District, and in a 50-X Height and Bulk District.
(Continued from Regular Meeting of January 9, 2003)
Preliminary Recommendation: Approval with conditions
NOTE: On October 17, 2002, the Planning Director continued this matter to November 21, 2002 and requested that the Project Sponsor provide staff with a traffic analysis.
NOTE: On November 21, 2002, the Planning Commission continued this matter to January 9, 2003. On January 9, 2003, this matter was continued without further hearing to January 16, 2003. Public Hearing is open.
19. 2002.1236D (W. HASTIE: (415) 558-6381)
1724 20TH STREET- north side between Wisconsin and Arkansas Streets, Lot 16 in Assessor's Block 4069 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.0307.0841 and Building Permit Application No. 2002.0307.0843; the proposal is to demolish an existing one-unit, single story over garage residence and construct a new two-unit, three story over garage residence. The subject property is zoned RH-2 (House, Two- Family) District and is in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

From approximately 6:00 - 9:00 P.M., the Planning Commission will hear the following matter. The item, as it appears on calendar, requires no action from the Commission. If it becomes demonstrated that the hearing will exceed three hours, the Commission may continue further hearing of this matter to a future date. Members of the public who fill out and turn in a speaker card but are not able to speak before time runs out, will be called first, in the order received, at the next hearing.

20.

(M.CHION: (415) 558-6314)

EASTERN NEIGHBORHOODS COMMUNITY PLANNING PROCESS -

Presentation on the community planning program of the Eastern Neighborhoods of Bayview, Mission, Showplace Square/Potrero Hill, South of Market, and Visitation Valley. Overview of a spectrum of land use options to be considered in the rezoning effort. There is no action to be taken by the Planning Commission at this hearing. The objective of this hearing is to explain the various options which have been developed through the community workshops in preparation for future hearings in February.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

3F
C55
014
1/23/03

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, January 23, 2003

1:30 PM

DOCUMENTS DEPT.

JAN 21 2003

SAN FRANCISCO
PUBLIC LIBRARY

REGULAR MEETING

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 *Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0430C (J. IONIN: (415) 558-6309)
378 10TH AVENUE, A.K.A. 389 9TH AVENUE - northwest corner of 9th Avenue and Geary Boulevard; Lot 035 in Assessor's Block 1441 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of six antennas and related equipment on the roof of an existing three-story, 53-foot tall, industrial structure within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is both a co-location site and an industrial building in an NC-3 District.
(Proposed for Continuance to February 6, 2003)
2. 2002.0657C (J. IONIN: (415) 558-6309)
3725 BUCHANAN STREET - west side between Beach Street and North Point Street; Lot 004 in Assessor's Block 0445A: Request for Conditional Use authorization pursuant to Section 711.83 of the Planning Code to install a total of eight antennas and related equipment on the roof of an existing four-story, 45-foot tall, commercial structure within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a commercial building in an NC-2 District.
(Proposed for Continuance to February 6, 2003)
- 3a. 2002.0735CVK (D. SIDER: (415) 558-6697)
296 TOWNSEND STREET, a landlocked lot between 4th, Brannan, Townsend, and Lusk Streets; Lot 163 in Assessor's Block 3/87; Request for Conditional Use Authorization pursuant to Planning Code Sections 818.14 and 102.7 to allow the establishment of a dwelling unit within an SSO (Secondary Service / Office) Mixed-Use Zoning District. The proposal is to convert an existing 3-level live/work unit into a dwelling unit so that (1) the existing 3rd story could be expanded to accommodate 520 additional square feet of floor area and (2) 170 square feet of floor area could be added within the existing 2nd level. The work would include raising the overall height of the building by up to 7 feet. Planning Code Sections 233 and 181 prohibit the expansion or intensification of live/work units. A Rear Yard Modification, pursuant to Planning Code Section 134(e), is also requested as part of this project. The subject property is within an SSO Mixed-Use Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to February 6, 2003)

- 3b. 2002.0735CVK (D. SIDER: (415) 558-6697)
296 TOWNSEND STREET, a landlocked lot between 4th, Brannan, Townsend, and Lusk Streets; Lot 163 in Assessor's Block 3787: Request for a Rear Yard Modification to allow the creation of a new dwelling unit without the required rear yard. The proposal is to convert and existing live/work unit into a dwelling unit and to perform interior and exterior alterations. Without such modification, Planning Code Sections 134(a)(1) and 134(a)(1)(C) would require that 25 percent of the total lot depth be provided at the lowest story containing a dwelling unit and at each succeeding level. As measured from 4th Street, the total depth of the subject lot is 136 feet; a 34 foot required rear yard is therefore required for the proposed dwelling unit. At all levels of the proposed dwelling, the rearmost 31 feet of the lot are occupied by a 3-story live/work unit. A rear yard is not required for live/work units. The subject property is within an SSO Mixed-Use Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to February 6, 2003)
4. 2002.1001C (G. NELSON: (415) 558-6257)
2020 CLEMENT STREET - north side between 21st and 22nd Avenues; Lot 017 in Assessor's Block 1412 - Request for Conditional Use authorization pursuant to Section 717.39 of the Planning Code to demolish an existing two-story, two-family dwelling within the Outer Clement Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal also includes construction of a four-story, 3-unit condominium building with three off-street parking spaces. The new residential building does not require Conditional Use authorization.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of November 21, 2002)
(Proposed for Continuance to February 20, 2003)
5. 2002.0812XC (D. DiBARTOLO: (415) 558-6291)
61 - 69 CLEMENTINA STREET - south side of Clementina between First and Second Streets, Lots 36 & 37 in Assessor's Block 3736 -- Request under (1) Planning Code Section 309 (Downtown Code) for Determinations of Compliance and Exceptions, including: an exception to the rear yard requirements as permitted in Section 134(d); and an exception to the Separation of Towers requirement as permitted in Section 132.1G; to construct a 75-foot tall, 7 story building containing nine (9) residential dwelling units and nine (9) off-street parking spaces; and (2) Planning Code Section 204.5 for Conditional Use authorization to allow non-accessory parking. The project site is within a C-3-) (SD) (Downtown Office, Special Development) District, and a 200-S Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of December 19, 2002)
(Proposed for Continuance to February 27 2003)
6. 2002.0281EC (D. SIROIS: (415) 558-6313)
5825-5845 MISSION STREET, 50-68 OLIVER STREET & 846-848 BRUNSWICK STREET (AKA SAN FRANCISCO CHRISTIAN CENTER), Lots 2,3,5,14,15,27 Assessor's Block 6472 - Request for conditional use authorization to amend an existing Planned Unit Development that includes increasing the project site from 51,886 square feet to 70,839 square feet; demolishing an existing two-story office/multiuse building and constructing a new three-story, 13,390 square foot office/multiuse building; converting rear yards on lots 3 & 5 to 53 off-street parking spaces and; converting the existing single-family house on lot 5 to a meeting/multiuse space. The proposal

requires conditional use findings for: lot size over 10,000 square feet pursuant to Planning Code Sections 711.11 & 121.1; non-residential use size over 4,000 square feet for the proposed office/multiuse building pursuant to Sections 711.21 & 121.2; large institutional use at the second and third levels for the proposed office/multiuse building pursuant to Section 711.81 & 790.50; non-accessory parking for 47 stalls in a parking facility located in an RH-1 District pursuant to Sections 151, 157, 204.5 and 209.7 and; institutional use in an RH-1 District to convert a single-family house to meeting/multiuse space. The proposal also requires an exception to the rear yard requirements of Planning Code Section 134. Lots 2 & 27 of the project site are located in an NC-2 (Small-Scale Neighborhood Commercial) District, and lots 3,5,14 & 15 are located in an RH-1 (Residential House, One-family) District. The entire site lies in a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions

(Proposed for Continuance to February 6, 2003)

7. 2002.0835DDDDDD (G. CABREROS: (415) 558-6169)
2750 GREENWICH STREET - north side between Baker and Broderick Streets, Lot 013 in Assessor's Block 0939 -- Requests for Discretionary Review of Building Permit Application No. 2002.05.24.7478 proposing a horizontal expansion to the front of the third floor and a three-story horizontal expansion to the side and rear of the existing three-story, single-family residence located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Proposed for Continuance to February 6, 2003)
8. 2002.1110DD (G. NELSON: (415) 558-6257)
323 26TH AVENUE - west side between California and Clement Streets; Lot 003 in Assessor's Block 1407 - Staff-Initiated Discretionary Review and Requests for Discretionary Review by members of the public of Building Permit Application 2002.03.11.1078, proposing to substantially alter an existing three-story single-family house by extending the building to the front, rear, side, adding a fourth floor, and adding two additional dwelling units in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The altered building will contain three dwelling units and three off-street parking spaces.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
NOTE: This matter was improperly posted. It will be re-noticed for a future hearing.
(Proposed for Indefinite Continuance)
9. 2002.1151T (P. LORD: (415) 558-6311)
GENERAL ADVERTISING SIGN MONITORING AND ENFORCEMENT FUND - Consideration of an Ordinance amending the San Francisco Planning Code by adding Sections 604.2 and 358 to require that, except for general advertising signs exempt from the requirements of Article 6 under Section 603, the owner of a general advertising sign located within the City must register the sign and pay an annual fee to fund monitoring of compliance with and enforcement of sign regulations, to direct deposit of the fees into the Planning Code Enforcement Fund, to require the owner of the sign to submit a current sign inventory and other information and to file an affidavit under penalty of perjury stating that they do not knowingly have any illegal general advertising

signs in San Francisco, to authorize reduction of the fee for owners in compliance or who initially register before the deadline, and to impose and increased fee and substantial penalties for failure to comply; and making findings including a determination of consistency with the General Plan and the priority policies of Planning Code Section 101.1(b).

Preliminary Recommendation: Approval
(Proposed for Indefinite Continuance)

B. COMMISSION MATTERS

10. ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.
(Continued from the Regular Meeting of 1/16/03)

11. Commission Comments/Questions

C. DIRECTOR'S REPORT

12. Director's Announcements
13. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

14. 2001.911E (J. NAVARRETE: (415) 558-5975)
GOLDEN GATE PARK CONCOURSE AUTHORITY PROJECT - Public Hearing on Draft Environmental Impact Report: The site is between the California Academy of Sciences and the M. H. de Young Museum in Golden Gate Park, called the Music Concourse area. In 1998, voters of San Francisco approved Proposition J, Golden Gate Park Revitalization Act, to improve the landscape and pedestrian environment of the Music Concourse area. Phase I of the proposed project would include an underground parking facility of 800 to 1,000 spaces at the Music Concourse, surface improvements, and transportation improvements in the Concourse area, and throughout Golden Gate Park, as described in Proposition J. Proposition J requires removal of surface parking spaces from the Concourse area, and in locations throughout the Park, equivalent to the number of spaces provided in the new underground parking facility upon completion of the parking facility. In addition to the underground parking facility, the Transportation Implementation Plan includes the following elements: intra-park shuttle, cultural shuttle, traffic calming, parking management, bicycle and pedestrian improvements, road closures, and MUNI service improvements. Phase II of the project would entail construction of an Underground Through Street connecting Fulton Street to Middle Drive East, which would allow for through traffic to be restricted or eliminated from Tea Garden Drive and Academy Drive. The proposed underground roadway would ramp down at Eighth Avenue at Kennedy Drive and would extend beneath the east end of the Concourse and alongside the east side of the California Academy of Sciences, where it would ramp up to Middle Drive East. This underground street would not provide access into the parking garage and would be intended to reduce cross-park vehicular traffic

through the Music Concourse. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1. **Note: Written comments will be received at the Planning Department until 5:00 p.m., on January 28, 2003.**

15. 2002.0942C (D. JONES: (415) 558-6477)
470-476 CASTRO STREET - west side of Castro Street between 17th and 18th Streets, Lot 012 in Assessor's Block 2647- Request for Conditional Use Authorization pursuant to Planning Code sections 715.67 and 303 to establish a video store (Superstar Video) on the ground floor of a retail commercial building with an existing non-conforming use size of approximately 4,400 square feet within the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District. The current use of the subject property is a retail grocery store (Valley Pride).
Preliminary Recommendation: Approve with conditions
(Continued from Regular Meeting of December 19, 2002)
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to January 23, 2003.
- 16a. 2001.1058CEKZ (G. CABREROS: (415) 558-6169)
2161 SUTTER STREET - south side between Pierce and Steiner Streets; Lot 005 in Assessor's Block 0682 - Request to amend the Planning Code Zoning Map to reclassify Lot 005 from an NC-2 (Small-Scale Neighborhood Commercial) Zoning District to an RM-3 (Residential, Mixed, Medium Density) Zoning District. The proposal to reclassify Lot 005 (5,156 square feet in area), which abuts an existing RM-3 Zoning District to the south, is to allow for up to 24 new dwelling units to be constructed as an addition to the adjacent apartment complex, known as 2000 Post Street which contains 304 dwelling units and which was originally approved in 1981 as a Planned Unit Development (PUD). Preliminary Recommendation: Approve Reclassification and forward to Board of Supervisors.
(Continued from Regular Meeting of December 19, 2002)
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to January 23, 2003.
- 16b. 2001.1058CEKZ (G. CABREROS: (415) 558-6169)
2161 SUTTER STREET - south side between Pierce and Steiner Streets; Lot 005 in Assessor's Block 0682 in an NC-2 (Small-Scale Neighborhood Commercial) District and a 50-X Height and Bulk District -- Request for Conditional Use authorization pursuant to Section 304 of the Planning Code to allow the addition of up to 24 new dwelling units to the existing adjacent 304-unit Planned Unit Development (PUD) known as 2000 Post Street, which was originally approved in 1981. The proposal to construct up to 24 units is permitted with Conditional Use authorization provided that Lot 005 is reclassified to an RM-3 (Residential, Mixed, Medium Density) Zoning District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of December 19, 2002)
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to January 23, 2003.
17. 2002.0223B (M. SNYDER: (415) 575-6891)
501 FOLSOM STREET - southwest corner of Folsom Street and 1st Street, Block 1 in Assessor's Block 3749 - Request for Planning Commission authorization under Planning Code Sections 320-325, to establish up to 32,000 gross square feet of office space in a building whose officially recognized use

is light industrial /warehousing. The exterior of the building will remain as it is. The subject site is within a M-1 (Light Industrial) District, an 84-X Height and Bulk District, and a Rincon Hill Special Use District / Commercial/Industrial Subdistrict.

Preliminary Recommendation: Approval with conditions

18. 2000.1311EQ (D. SIDER: (415) 558-6697) 2690 HARRISON STREET (A.K.A. 3000 - 23rd STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use Authorization to allow [1] the construction of 54 dwelling units pursuant to Planning Code Section 215(a), [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units pursuant to Section A(iv) of the Mission District Interim Controls (MDIC; as set forth in Board of Supervisors Resolution Number 500-02), [3] the conversion of a PDR (Production, Distribution, or Repair) use to a non-PDR use pursuant to Section E(v) of the MDIC, and [4] the provision of off-street parking in excess of that which is required pursuant to Section A(x) of the MDIC, in a C-M (Heavy Commercial) Zoning District, the NEMIZ (Northeast Mission Industrial Zone) as defined in Planning Commission Resolution 13794, a Mixed-Use Housing Zone as defined in Planning Commission Resolution 16202, and a 40-X Height and Bulk District. The proposal is to demolish an existing 21,000 square foot industrial building and construct a new structure containing 54 dwelling units on upper levels and 60 off-street parking spaces in a ground level garage. The building would be a maximum of four stories tall (approximately 40 feet in height). Preliminary Recommendation: Approve the project with modifications and conditions.

(Continued from Regular Meeting of December 12, 2002)

NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications to require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications to require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call the Chair, the matter was continued to July 18, 2002. Following the June 27 hearing, the Mission Interim Controls were amended such that a new Conditional Use Authorization is now required. Accordingly, the Commission will conduct a new hearing during which public comment will be re-opened.

E. DISCRETIONARY REVIEW HEARING

Approximately **5:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

19. 2002.0876D (D. JONES: (415) 558-6477)
67 GRANADA AVENUE - west side, between Grafton and Lake View Avenues, Lot 005 in Block 7016 - Discretionary Review request, for a building permit (No. 2002/04/30/5347) to allow the construction of a two-story, rear horizontal extension to an existing two-story, single-family dwelling. The property is located in the RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.
(Continued from Regular Meeting of January 16, 2003)
20. 2002.1066D (T. WANG: (415) 558-6335)
700 LAWTON STREET - on the northwest corner of Lawton Street and Funston Avenue; Lot 013C in Assessor's Block 1860A - Request of Discretionary Review of Building Permit Application No. 2002.04.19.4511 to construct a third story vertical addition to an existing one-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
21. 2002.1165D (G. CABREROS: (415) 558-6169)
1680-1682 UNION STREET - north side between Gough and Franklin Streets, Lot 009A in Assessor's Block 0528 -- Request for Discretionary Review of Building Permit Application No. 2002.07.03.0596 proposing to raise the top two floors of the existing three-story, two-unit building to allow for the insertion of an additional story above the ground floor, to add two dwelling units and to extend the ground floor at the rear in order to expand the garage. The altered building would be four stories in height, contain four dwelling units and four independently-accessible parking spaces. The subject property is within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
22. 2002.1141D (J. PURVIS(415) 558-6354)
127-129 PARK STREET - north side between Mission Street and Holly Park Circle; Lot 023 in Assessor's Block 5718 -- Request for Discretionary Review of Building Permit Application No. 2002.08.22.4726 proposing to extend the ground floor 9 feet to the rear with a roof deck on top accessible from the second floor of this two-family dwelling in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk designation and within the Bernal Heights Special Use District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
23. 2002.0948D (J. PURVIS(415) 558-6354)
3215 FOLSOM STREET - east side between Precita Avenue and Ripley Street; Lot 065 in Assessor's Block 5524 -- Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2000.12.06.7308 proposing the demolition of a one-story, single-family dwelling to be replaced with a two-story-over-garage, two-family dwelling in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk designation.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

24. 2002.1193D (M. LUELLEN: (415) 558-6478)
1138 TAYLOR STREET - east side, between Clay and Sacramento Streets, Lot 022 in Assessor's Block 222 - Discretionary Review request, for a building permit (No. 2002 05 29 7688) to allow the expansion of the fourth floor as a rear horizontal extension. The existing building is a four-story, two-family dwelling, with commercial (office), over garage. The property is located in an RM-3 (Mixed-Residential, Medium Density) District and a 65-A Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

C55
#14
cancel
1/30/03

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, January 30, 2003*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursday, January 30, 2003* has been canceled. The next Regular Meeting of the Planning Commission will be held on *Thursday, February 6, 2003*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SHELLEY BRADFORD BELL
VICE-PRESIDENT	MICHAEL J. ANTONINI
COMMISSIONER	EDGAR E. BOYD
COMMISSIONER	LISA M. FELDSTEIN
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	SUE LEE
COMMISSIONER	WILLIAM L. LEE

GERALD G. GREEN, DIRECTOR OF PLANNING
LINDA D. AVERY, COMMISSION SECRETARY

DOCUMENTS DEPT.

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 6, 2003

1:30 PM
Regular Meeting

DOCUMENTS DEPT.

FEB 3 2003

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President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.1101D (D. SIROIS: (415) 558-6313)
408 FAIR OAKS - east side of Fair Oaks, between 25th & 26th Streets, Lot 038, Assessor's Block 6533 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application: 2002.1001.7854 seeking to merge two dwelling units in a four unit building located in an RH-3 (Residential House, Three-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve Project.
(Proposed for Continuance to March 13, 2003)
2. 2002.1169T (P. LORD: (415) 558-6311)
CONDITIONAL USE EXEMPTION FOR RESIDENTIAL PROJECTS OVER 40 FEET IN HEIGHT - Consideration of an Ordinance amending the San Francisco Planning Code by amending Section 253 that currently requires conditional use approval for residential construction over 40 feet in residential districts with height limits over 40 feet to add an exception for housing projects that include at least 12 percent affordable units and meet other requirements of the Inclusionary Affordable Housing Program; and making a determination of consistency with the priority policies of Planning Code Section 101.1(b).
Preliminary Recommendation: Pending
(Proposed for Indefinite Continuance)
3. 2002.0430C (J. IONIN: (415) 558-6309)
378 10TH AVENUE, A.K.A. 389 9TH AVENUE - northwest corner of 9th Avenue and Geary Boulevard; Lot 035 in Assessor's Block 1441 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of six antennas and related equipment for AT&T Wireless Services, on the roof of an existing three-story, 53-foot tall, industrial structure within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is both a co-location site and an industrial building in an NC-3 District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of January 23, 2003)
Note: On January 23, 2003, this item was continued to February 27, 2003.
4. 2002.0657C (J. IONIN: (415) 558-6309)
3725 BUCHANAN STREET - west side between Beach Street and North Point Street; Lot 004 in Assessor's Block 0445A: Request for Conditional Use authorization pursuant to Section 711.83 of the Planning Code to install a total of eight antennas and related equipment for Verizon Wireless, on the roof of an existing four-story, 45-foot tall, commercial structure within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless

Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a commercial building in an NC-2 District.

Preliminary Recommendation: Approval with conditions.

(Continued from Regular Meeting of January 23, 2003)

Note: On January 23, 2003, this item was continued to February 27, 2003.

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of January 9, 16, and 23, 2003
6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

9. 2002.0281EC (D. SIROIS: (415) 558-6313)
5825-5845 MISSION STREET, 50-68 OLIVER STREET & 846-848 BRUNSWICK STREET (AKA SAN FRANCISCO CHRISTIAN CENTER) - Lots 2,3,5,14,15,27 Assessor's Block 6472 - Request for conditional use authorization to amend an existing Planned Unit Development that includes increasing the project site from 51,886 square feet to 70,839 square feet; demolishing an existing two-story office/multiuse building and constructing a new three-story, 13,390 square foot office/multiuse building; converting rear yards on lots 3 & 5 to 53 off-street parking spaces and; converting the existing single-family house on lot 5 to a meeting/multiuse space. The proposal requires conditional use findings for: lot size over 10,000 square feet pursuant to Planning Code Sections 711.11 & 121.1; non-residential use size over 4,000 square feet for the proposed office/multiuse building pursuant to Sections 711.21& 121.2; large institutional use at the second and third levels for the proposed office/multiuse building pursuant to Section 711.81 & 790.50; non-accessory parking for 47 stalls in a parking facility located in an RH-1 District pursuant to Sections 151, 157, 204.5 and 209.7 and; institutional use in an RH-1 District to allow a single-family house to be used as a meeting/multiuse space pursuant to Section 209.3(j). The proposal also requires an exception to the rear yard requirements of Planning Code Section 134. Lots 2 & 27 of the project site are located in an NC-2 (Small-Scale Neighborhood Commercial) District, and lots 3,5,14 & 15 are located in an RH-1 (Residential House, One-family) District. The entire site lies in a 40-X Height and Bulk District
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of January 23, 2003)
- 10a. 2002.0775LTZ (J. TULLY: (415) 558-6372)
DOGPATCH HISTORIC DISTRICT - an area generally between Indiana and Third Street, odd and even addresses, from 18th to Tubbs Street. Including Assessor's Block 3996: Lots 004, 005, 006, 007; Block 4043: Lots 001, 002, 003, 004, 005, 005A, 006, 011B, 014, 015, 016; Block 4060: Lots 001, 004, 006-063; Block 4106: Lots 001A, 002, 003, 004, 005, 005A, 006, 007, 008, 009, 009A, 010, 011, 012, 013, 014, 015; Block 4107: Lots 001B, 002A, 002B, 002C, 002E, 002F, 002G, 002H, 002I, 002J, 002K, 002L, 002M, 002N, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 026-057; Block 4108: Lots 001, 003A, 003C, 003D, 003E, 003G, 003H, 003O, 003P, 004, 005, 006, 008, 009, 010, 011, 012, 013, 014, 014A, 015, 017, 018, 019, 020, 021; Block 4171: Lots 001, 002, 003, 004, 005, 006, 007, 014, 015, 017; Block 4172: Lots 001, 002, 003, 015, 016, 018, 018A, 019, 020, 021, 025, 027, 028,

029, 032, 034, 034A, 034B, 035, 036, 041, 044-046, 047, 048, 049, 050, 051, 052, 053: Request for the Planning Commission to adopt a Draft Resolution approving the proposed Dogpatch Historic District designation, which was initiated by Supervisors Maxwell, Leno and Peskin on June 3, 2002, by Resolution No. 409-02, (the ordinance designating the historic district was presented by Supervisor Maxwell on November 12, 2002 as File No. 021476), and to recommend that the Board of Supervisors approve the historic district designation of Dogpatch.
Preliminary Recommendation: Approval

- 10b. 2002.0775LTZ (J. TULLY: (415) 558-6372)
DOGPATCH HISTORIC DISTRICT – TEXT CHANGE TO ARTICLE 10 OF THE PLANNING CODE – Consideration of an Ordinance amending Article 10 of the Planning Code by the addition of Appendix L (Dogpatch Historic District), and making a determination of consistency with the priority policies of Planning Code Section 101.1(b).
Preliminary Recommendation: Adoption of the Draft Resolution recommending the Planning Code Amendments for the creation of Appendix L to Article 10.

- 10c. 2002.0775LTZ (J. TULLY: (415) 558-6372)
DOGPATCH HISTORIC DISTRICT – ZONING MAP CHANGE – Consideration of an amendment to the Zoning Map to create the Dogpatch Historic District by adding Sheet 8PD to the Zoning Maps and include the new district boundary in an area generally between Indiana and Third Street, odd and even addresses, from 18th to Tubbs Street. Assessor's Block 3996: Lots 004, 005, 006, 007; Block 4043: Lots 001, 002, 003, 004, 005, 005A, 006, 011B, 014, 015, 016; Block 4060: Lots 001, 004, 006-063; Block 4106: Lots 001A, 002, 003, 004, 005, 005A, 006, 007, 008, 009, 009A, 010, 011, 012, 013, 014, 015; Block 4107: Lots 001B, 002A, 002B, 002C, 002E, 002F, 002G, 002H, 002I, 002J, 002K, 002L, 002M, 002N, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 026-057; Block 4108: Lots 001, 003A, 003C, 003D, 003E, 003G, 003H, 003O, 003P, 004, 005, 006, 008, 009, 010, 011, 012, 013, 014, 014A, 015, 017, 018, 019, 020, 021; Block 4171: Lots 001, 002, 003, 004, 005, 006, 007, 014, 015, 017; Block 4172: Lots 001, 002, 003, 015, 016, 018, 018A, 019, 020, 021, 025, 027, 028, 029, 032, 034, 034A, 034B, 035, 036, 041, 044-046, 047, 048, 049, 050, 051, 052, 053. The district encompasses several zoning districts, including: RH-2 (Residential, Two-Family), RH-3 (Residential, Three-Family), NC-2 (Small-Scale Neighborhood Commercial), M-2 (Heavy Industrial), and P (Public Use) districts.
Preliminary Recommendation: Adoption of the Draft Resolution in support of the amendment to the Zoning Map to create the Dogpatch Historic District by adding Sheet 8PD to the Zoning Maps.

11. 2002.1286C (A. LIGHT: (415) 558-6254)
1441 GRANT AVENUE - west side between Union and Green Streets, Lot 5, in Assessor's Block 116 – Request for a Conditional Use authorization to operate a full service restaurant. The project lies within the North Beach Neighborhood Commercial Zoning District, and within a 40-X Height and Bulk District. This proposal is to relocate the North End Caffè coffee shop to 1441 Grant Avenue, which is across the street from its existing location at 1402 Grant Avenue. The proposed coffee shop will occupy approximately 1,200 square feet of gross floor area, and will serve coffee and other beverages, breakfast and light meals, per customer orders, and baked goods, most of which will be prepared on-site in a full service kitchen and will be served to customers at their tables with non-disposable dishes and flatware. Per Section 722.42 of the Planning Code, a Conditional Use authorization is required for full service restaurants in the North Beach Neighborhood Commercial District.
Preliminary Recommendation: Approval with Conditions

- 12a. 2002.0735CVK (D. SIDER: (415) 558-6697)
296 TOWNSEND STREET, a landlocked lot between 4th, Brannan, Townsend, and Lusk Streets; Lot 163 in Assessor's Block 3787: Request for Conditional Use Authorization pursuant to Planning Code Sections 818.14 and 102.7 to allow the establishment of a dwelling unit within an SSO (Secondary Service / Office) Mixed-Use Zoning District. The proposal is to convert an existing 3-level live/work unit into a dwelling unit so that (1) the existing 3rd story could be expanded to accommodate 520 additional square feet of floor area and (2) 170 square feet of floor area could be added within the existing 2nd level. The work would include raising the overall height of the building by up to 7 feet. Planning Code Sections 233 and 181 prohibit the expansion or intensification of live/work units. A Rear Yard Modification, pursuant to Planning Code Section 134(e), is also requested as part of this project. The subject property is within an SSO Mixed-Use Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of January 23, 2003)
- 12b. 2002.0735CVK (D. SIDER: (415) 558-6697)
296 TOWNSEND STREET, a landlocked lot between 4th, Brannan, Townsend, and Lusk Streets; Lot 163 in Assessor's Block 3787: Request for a Rear Yard Modification to allow the creation of a new dwelling unit without the required rear yard. The proposal is to convert an existing live/work unit into a dwelling unit and to perform interior and exterior alterations. Without such modification, Planning Code Sections 134(a)(1) and 134(a)(1)(C) would require that 25 percent of the total lot depth be provided at the lowest story containing a dwelling unit and at each succeeding level. As measured from 4th Street, the total depth of the subject lot is 136 feet; a 34 foot required rear yard is therefore required for the proposed dwelling unit. At all levels of the proposed dwelling, the rearmost 31 feet of the lot are occupied by a 3-story live/work unit. A rear yard is not required for live/work units. The subject property is within an SSO Mixed-Use Zoning District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of January 23, 2003)
- 13a. 2002.1048CV (J. PURVIS: (415) 558-6354)
53-55 ELIZABETH STREET - south side between Guerrero Street and San Jose Avenue; Lot 023 in Assessor's Block 3645 - Request for Conditional Use Authorization under Board of Supervisor's Resolution No. 500-02 (Mission District Interim Controls), to merge two dwelling units; within an RH-3 (Residential, House, Three-Family) Zoning District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Disapproval.
- 13b. 2002.1048CV (J. PURVIS: (415) 558-6354)
53-55 ELIZABETH STREET - south side between Guerrero Street and San Jose Avenue; Lot 023 in Assessor's Block 3645 - Request for a Rear Yard Variance to construct a deck and stairs within the rear yard of the subject property, within an RH-3 (Residential, House, Three-Family) Zoning District with a 40-X Height and Bulk designation.
14. 2002.1087C (T. TAM: (415) 558-6325)
1201-19TH AVENUE - Lot 1 in Assessors Block 1731. Conditional Use authorization request pursuant to Planning Code Sections 209.3 and 303 to allow the establishment of an institutional use in a building presently used for a commercial retail establishment in an RM-2 (Residential, Moderate Density) District and a 40-X Height and Bulk District. The proposal is to establish the Church in San Francisco, approximately 10,580 square feet in size and will include minor exterior and interior alterations that will not result in expansion of the building envelope.
Recommendation: Approval with Conditions

15. 2002.1078C (G. NELSON: (415) 558-6257)
3734 GEARY BOULEVARD - north side between Arguello Boulevard and Second Avenue; Lots 010 and 011 in Assessor's Block 1433: Request for Conditional Use authorization pursuant to Sections 712.21 and 712.83 of the Planning Code to establish a nonresidential use greater than 5,999 square feet in area, and to establish an Internet Services Exchange (considered a Public Use) within an NC-3 (Moderate Scale Neighborhood Commercial) District and an 80-A Height and Bulk District. The proposal is to construct an approximately 8,750 square foot, two-story, 50-foot wide switching hub for AT&T's digital Broadband service, to be built in two phases on two vacant parcels currently used as parking for AT&T. Lots 010 and 011 are proposed to be merged into a single lot. The building will contain equipment space, one off-street parking space, and approximately 1,500 square feet of retail/office space at the ground floor. No antennas or microwave dishes are proposed at this site.
Preliminary Recommendation: Approval with Conditions
- 16a. 2002.0470CV (G. NELSON: (415) 558-6257)
2012 PINE STREET - north side between Laguna and Buchanan Streets; Lot 003A in Assessor's Block 0651: Request for Conditional Use authorization pursuant to Sections 209.4 and 303 of the Planning Code to expand a community facility (a Japanese Community Youth Council facility) within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposal is to enlarge the community facility by adding a ground level entry, and expanding the front of the building toward the street at the ground and upper levels, as well as constructing an enclosed stair in the rear yard. The proposal is also seeking a Variance to the Planning Code (Case 2002.0470CV) to allow for the physical expansion of the existing two-story building into the required front setback and into the required rear yard.
Preliminary Recommendation: Approval with Conditions
- 16b. 2002.0470CV (G. NELSON: (415) 558-6257)
2012 PINE STREET - north side between Laguna and Buchanan Streets; Lot 003A in Assessor's Block 0651; Front Setback and Rear Yard Variances sought to add a new ground floor entry and expand the upper floors toward the street on an existing two-story structure currently in use by the Japanese Community Youth Council (JCYC) to allow for handicap accessibility, improved access by arriving and departing facility users, and improved interior layout, within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The project will expand the building approximately 19 feet toward Pine Street into the required front setback at the ground level, and approximately 9 feet into the required front setback at the upper levels. The project is also to enlarge portions of the rear of the building at the 1st and 2nd floors to allow for circulation improvements within the building. The additions at the rear will extend into the required rear yard by approximately 26 feet.
17. 2002.0953C (J. VOLLMANN: (415) 558-6612)
195 COMMONWEALTH AVENUE (AKA 3400 GEARY BLVD) - west side between Euclid Avenue and Geary Boulevard; Lot 019 in Assessor's Block 1063: -- Request for Conditional Use authorization pursuant to Section 712.54 of the Planning Code to allow a massage establishment within the first floor of a commercial building located in an NC-3 (Neighborhood Commercial, Moderate Scale) District and a 40-X Height and Bulk District. The proposed massage establishment would be approximately 280 square feet and contain one massage table. There would be no physical expansion of the building.
Preliminary Recommendation: Approval with Conditions
18. 2002.0367C (D. SIDER: (415) 558-6697)
1601 LANE STREET - extending from Quesada Avenue to Revere Avenue; Lot 009 in Assessor's Block 5340: Request for Conditional Use Authorization to allow the

establishment of [1] a 'community facility' in a residential district pursuant to Planning Code Section 209.4(a) and [2] a Planned Unit Development (PUD) pursuant to Planning Code Section 304 to modify Code Sections including (a) the off-street parking requirements of Section 151 and (b) the rear yard requirements of Section 134(b). The proposal is to convert a vacant elementary school (most recently occupied by the "All Hallows Catholic Elementary School") into space to be used by the proposed Bayview YMCA for community recreation, education, health, and fitness services. Physical alterations are generally limited to the construction of a 3-story stairwell on the western corner of the property and interior modifications commensurate with the proposed use. The property is within RH-1 (Residential, House, One Family Districts) and RH-2 (Residential, House, Two Family Districts) Zoning Districts and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 19a. 2002.0951XV (M. LI: (415) 558-6396)
693 SUTTER STREET - southeast corner at Taylor Street; Lot 009 in Assessor's Block 0297 - Request under Planning Code Section 309 for a Determination of Compliance and Request for Exceptions including: an exception to the rear yard requirements as permitted in Section 134(d) pursuant to Building Permit Application Number 2002.08.19.4350 . The proposal is to convert 9,420 square feet of office space to 10 dwelling units. A rear yard 20.45 feet in depth is required at the residential levels. The existing building, the exterior of which will not be altered, occupies most of the required yard. The project site lies within a C-3-G (Downtown General Commercial) District, and the Kearny Market Mason Sutter Conservation District, and an 80-130-F Height and Bulk District. The Zoning Administrator will hold a concurrent hearing to consider a request for an off-street parking variance.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of December 19, 2002)
- 19b. 2002.0951XV (M. LI: (415) 558-6396)
693 SUTTER STREET - southeast corner at Taylor Street; Lot 009 in Assessor's Block 0297 - Off-street parking variance sought. The proposal is to convert 9,420 square feet of office space to 10 dwelling units. There will be no physical expansion of the existing building. The parking requirement for the proposed project is three spaces, and no off-street spaces are proposed.
(Continued from Regular Meeting of December 19, 2002)

E. DISCRETIONARY REVIEW HEARING

Approximately **5:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:30 PM, but have not been called or heard by 5:30 PM, could be continued to a later time or date as determined by the Commission.

20. 2002.1309D (K. SIMONSON: (415) 558-6321)
509-511 FREDERICK STREET - south side between Stanyan and Willard Streets, Lot 38 in Assessor's Block 1266 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2001.06.12.1344, proposing to demolish a two-story over garage building

containing two dwelling units. New construction of a three-story over garage building containing three dwelling units is proposed, but is not subject to a request for Discretionary Review. The subject property is in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition as submitted.

21. 2002.0717DDDDD (M. SMITH: (415) 558-6322)
653 DUNCAN STREET - south side of the street between Diamond and Castro Streets, Lot 035 in Assessor's Block 6604 - Requests for Discretionary Review of Building Permit Application No. 2002.02.19.9476, proposing to construct a one-story vertical addition at the rear of the building, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
NOTE: On December 17, 2002, following public testimony, the Commission continued this matter to February 6, 2003 in order to give project sponsors the opportunity to continue to meet with the community and Discretionary Review requestors. Planning Department staff continued to review and research the project.
- 22a. 2002.1244DD (M. SMITH: (415) 558-6322)
660 28th STREET - north side of the street between Douglass and Diamond Streets, Lot 043 in Assessor's Block 6605, Mandatory Staff initiated request for Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.03.20.1923, proposing to demolish the existing one-story over garage single-family dwelling. The proposal is also subject to a public initiated request for Discretionary Review. The applicant has also submitted an application to subdivide the lot into two lots and construct a single-family dwelling on each of the proposed lots. The subject property is located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of January 9, 2003)
- 22b. 2002.1245DDDDD (M. SMITH: (415) 558-6322)
662 28th STREET - north side of the street between Douglass and Diamond Streets, Lot 043 in Assessor's Block 6605 - Requests for Discretionary Review of Building Permit Application No. 2002.03.20.1926, proposing to construct a two-story over garage single-family dwelling on the proposed west lot. The applicant has also submitted an application to demolish the existing building, subdivide the lot into two lots, and construct a single family dwelling on the proposed east lot. The subject property is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of January 9, 2003)
- 22c. 2002.1246DDDDD (M. SMITH: (415) 558-6322)
660 28th STREET - north side of the street between Douglass and Diamond Streets, Lot 043 in Assessor's Block 6605 - Requests for Discretionary Review of Building Permit Application No. 2002.03.20.1928, proposing to construct a two-story over garage single-family dwelling on the proposed east lot. The applicant has also submitted an application to demolish the existing building, subdivide the lot into two lots, and construct a single family dwelling on the proposed west lot. The subject property is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

(Continued from Regular Meeting of January 9, 2003)

23. 2002.0687D (G. CABREROS: (415) 558-6169)
2368 VALLEJO STREET - north side between Steiner and Fillmore Streets; Lot 017 in Assessor's Block 0558 -- Request for Discretionary Review of Building Permit Application No. 2002.01.04.6319 proposing a three-story, horizontal addition with roof decks at the rear of the existing two-unit building located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
24. 2002.1236D (W. HASTIE: (415) 558-6381)
1724 20TH STREET- north side between Wisconsin and Arkansas Streets; Lot 16 in Assessor's Block 4069 - Mandatory Discretionary Review (DR), under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2002.0307.0841. The proposal is to demolish an existing one-unit, single story over garage residence. New construction of a two-unit, three story over garage residence is proposed, which is not subject to DR. The subject property is zoned RH-2 (House, Two-Family) District and is in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition as submitted.
(Continued from Regular Meeting of January 16, 2003)

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

FEB 10 2003

SAN FRANCISCO
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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 13, 2003

1:30 PM
Regular Meeting

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board

of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.1258E (T. CHAN: (415) 558-5982)
STONESTOWN VILLAGE PROJECT - 3251 20TH AVENUE - Public Hearing on Draft Environmental Impact Report: The project site is located on the south side of Eucalyptus Drive, immediately west and northwest of the Stonestown Galleria shopping center. The proposal includes a mixed-use development comprising approximately 366,800 gross square feet (gsf) on approximately 13.7 acres primarily used as surface parking for the shopping center. The proposed development includes both residential and neighborhood-serving retail components. The residential component includes three five-story, 50-foot-tall apartment buildings, approximately 96,250 gsf, 71,400 gsf, and 62,350 gsf, respectively, with 202 subsurface parking spaces; and a two- to three-story, approximately 30-foot-tall senior care facility, totaling approximately 70,300 gsf, with 17 parking spaces. The proposed retail component includes development of a 27-foot-tall, 41,600-gsf grocery market, and construction of neighborhood-serving retail spaces totaling approximately 24,900 gsf. The project would include construction of two parking garages and reconfiguration of two surface parking lots that would contain about 1,684 total commercial parking spaces to replace 1,500 existing commercial spaces displaced by the proposed project construction, and provide 184 net new parking spaces to serve the proposed retail uses. The proposed project would also incorporate landscaping features, such as streetscape connections, landscaped walkways, interior courtyards, and open space. To implement this project, the proposed project would require a Conditional Use authorization (CU) to amend the existing Planned Unit Development (PUD) to modify allowable residential density for the apartment community and potentially modify rear yard setback requirements for both residential components. In addition, an amendment of the Zoning Map would be needed to change the height district from 40 feet to 50 feet. The 13.7-acre project site is located in the Lakeshore neighborhood within Assessor's Block 7295 and includes portions of Lots 21, 22, and 23. The site is primarily within a C-2 (Commercial Business) zoning district, and portions are within a 40-X and 65-D height and bulk districts.
Preliminary Recommendation: Receive Comments. No Action Required.
Note: Written comments will be received at the Planning Department until 5:00 p.m., on March 3, 2003.
(Proposed for Continuance to February 27, 2003)
2. 2002.0575C (M. SNYDER: (415) 575-6891)
3537-3561 19TH STREET - THE PG&E TRANSFORMER STATION - located on south side of the 3400 Block of 19th Street, the parcel bounded by 19th Street on the parcel's north, San Carlos Street on the east, and Lexington Street on the west, Lot 104 in Assessor's Block 3596 - Request for Conditional Use authorization under Planning Code Section 209.6(b) to install a total of 6 panel

antennas, and associated equipment cabinets, as part of a wireless transmission network operated by AT&T Wireless. The site is within an RH-3 (House, Three-family) District and a 50-X Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 1 Location Site, a public utility structure.

Preliminary Recommendation: Pending

(Proposed for Continuance to February 27, 2003)

3. 2002.1117C (B. FU (415) 558-6613)
245 SOUTH VAN NESS AVENUE - northeast corner of South Van Ness Ave. and Erie Street, Lot 040, Assessor's Block 3530 – Request for Conditional Use authorization to install a wireless telecommunications facility consisting of 12 panel antennas and related equipment at an existing three-story commercial structure as a part of Verizon's wireless telecommunications network within a C-M (Heavy Commercial) Zoning District and a 40-X Height and Bulk District, and subject to the Mission District Interim Controls.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to March 27, 2003)
4. (D. ALUMBAUGH/J.BILLOVITS: (415) 558-6601/(415) 558-6390)
MARKET AND OCTAVIA NEIGHBORHOOD PLAN, PUBLIC REVIEW DRAFT - BRIEFING AND PUBLIC COMMENT - Staff presentation and community comments on the public review draft of the Market and Octavia Neighborhood Plan, distributed on December 17th 2002 as part of the Department's Better Neighborhoods Program - comment gathering only; no approval actions. Information available at www.betterneighborhoods.org.
(Proposed for Continuance to March 13, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of January 16, 2003.
6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

9. (C. HOGAN: (415) 558-6610)
PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2003-2004 – Presentation of the San Francisco Planning Department Work Program and Budget, and consideration of approval of a draft resolution adopting the Planning Department's proposed work program and budget for fiscal year 2003-2004.
Preliminary Recommendation: Approval
10. 2001.1174E (T. CHAN: (415) 558-5982)
436 CLEMENTINA STREET - **Appeal of a Preliminary Mitigated Negative Declaration** - Assessor's Block 3732, Lot 62. The site is part of the major city block bounded by Howard Street to the north, Folsom Street to the south, 5th Street to the east, and 6th Street to the west within the South of Market neighborhood. Clementina and Tehama Streets are minor streets bisecting this

city block. The proposed project would demolish the existing one-story, 5,000-square-foot warehouse on this 5,625-square-foot site and construct 28 residential condominium units over approximately 1,250 square feet (sq. ft.) of ground-floor commercial space, and eight off-street parking spaces within a new eight-story structure. The proposed structure would be approximately 37,975 sq. ft. and 85 feet in height, an increase of 32,348 sq. ft. and seven stories in height above the existing structure. The project site is located within the RSD (Residential Service Mixed-Use) zoning district and within the 40-X/85-B height and bulk district. Projects within the RSD zoning district require a conditional use authorization to determine the residential density for buildings over 40 feet in height. The project site is also within the South of Market Redevelopment Plan Area..

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.

(Continued from Regular Meeting of December 5, 2002)

11. 2002.0896C (B. FU: (415) 558-6613)
436 CLEMENTINA STREET - north side, between 5th and 6th Streets, Lot 062 in Assessor's Block 3732: Request for Conditional Use (CU) authorization under Planning Code Section 263.11 to allow Special Height Exceptions within the South of Market Residential Service District (RSD) with a 40-X/85-B Height and Bulk Designation. The proposed project would demolish the existing one-story, 5,000 square-foot warehouse and construct 28 residential units over a ground-floor commercial space, and ten off-street parking spaces within a new eight-story structure. The proposed structure would be approximately 75 feet in height. Preliminary Recommendation: Approval with conditions

E. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

12. 2002.0835DDDDD (G. CABREROS: (415) 558-6169)
2750 GREENWICH STREET - north side between Baker and Broderick Streets, Lot 013 in Assessor's Block 0939 -- Requests for Discretionary Review of Building Permit Application No. 2002.05.24.7478 proposing a horizontal expansion to the front of the third floor and a three-story horizontal expansion to the side and rear of the existing three-story, single-family residence located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of January 23, 2003)

13. 2002.0839D (G. CABREROS: (415) 558-6169)
2616 UNION STREET -- north side between Divisadero and Broderick Streets; Lot 006 in Assessor's Block 0946 -- Staff-initiated request for Discretionary Review of Building Permit Application No. 2002.05.23.7377 filed to authorize the

relocation of the west wall of a new deck built at the rear of this single-family house. Contrary to the wall location approved by the Planning Commission on May 25, 2000 in their consideration of Discretionary Review Case No. 2000.331D, filed on Building Permit Application No. 2000.01.27.446, the stucco wall was built to the west side property line. The plans approved by the Commission at that time indicated the west wall of the deck to be located approximately 8 inches away from the west side property line. The subject property is located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and disapprove the application.

14. 2002.1130D (T. TAM: (415) 558-6325)
3739-16TH STREET - south side, between Castro and Flint Streets, Lot 35 in Block 2622 - Mandatory Discretionary Review request, under Planning Commission Resolution Number 16078, for a building permit (No. 2002.10.02.7994s) to allow reduction of dwelling units (from three to two) on the subject property. The property is located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the dwelling unit merger as proposed.
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to February 13, 2003.
15. 2002.0832D (D. JONES: (415) 558-6477)
1121 MORAGA STREET - south side, between 18th and 17th Avenues, Lot 030 in Block 2032 - Discretionary Review request, for a building permit (No. 2002.04.17.4126S) to allow the construction of a new third story and rear deck to the existing two-story, single-family dwelling. The property is located in the RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as modified.
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to February 13, 2003.
16. 2002.0267D (M. SNYDER: (415) 558-6891)
1600 MISSION STREET southwest corner of Mission Street and Otis Street, Lot 1 in Assessor's Block 3512 - Request for Discretionary Review of Building Permit Application No. 2002.03.19.1823 proposing to construct a four story vertical addition at the southern end of the property, which would add approximately 6,500 gross square feet of office use specifically for design professionals. The property is within the C-M (Heavy Commercial) District, and a 105-J Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to February 13, 2003.
17. 2002.1124D (S. VELLVE: (415) 558-6263)
2734 DIAMOND STREET - west side between Chenery Street and Lippard Avenue, Lot 025 in Assessor's Block 6740 - Request for Discretionary Review of Building Permit Application 2002.05.28.7564, proposing an approximately 6 foot horizontal addition at the ground/first floor, and an 8 foot horizontal addition at the

second floor. The property is located within a RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.

18. 2002.0636DD (D. SIDER: (415) 558-6697)
111 MANCHESTER STREET – east side, south of Stoneman Street, Lot 019 in Assessor's Block 5544 – Two Discretionary Review requests, the first initiated by Department Staff, pursuant to Planning Commission residential demolition policy, of Building Permit Application Number 2002.04.22.4580, which would demolish an existing single family dwelling, and the second initiated by a member of the public, of Building Permit Application Number 2002.04.22.4585, which would construct a new single family dwelling on the same site. The property is located in an RH-1 (Residential, House, One-Family) District, the Bernal Heights Special Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

**ADDENDUM
SAN FRANCISCO
PLANNING COMMISSION**

**Notice of Meeting
&**

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 13, 2003**

**1:30 PM
Regular Meeting**

DOCUMENTS DEPT.

FEB 10 2003

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

- 8.1a. 2002.1048CV (J. PURVIS: (415) 558-6354)
53-55 ELIZABETH STREET - south side between Guerrero Street and San Jose Avenue; Lot 023 in Assessor's Block 3645 -- Request for Conditional Use Authorization under Board of Supervisor's Resolution No. 500-02 (Mission District Interim Controls), to merge two dwelling units; within an RH-3 (Residential, House, Three-Family) Zoning District with a 40-X Height and Bulk designation.

Preliminary Recommendation: Disapproval.

NOTE: On February 6, 2003, following public testimony, the Commission closed public hearing and continued the matter to February 13, 2002, to allow the absent Commissioners to participate by a vote of +4 -0. Commissioners Feldstein, Sue Lee, and William Lee were absent.

- 8.1b. 2002.1048CV (J. PURVIS: (415) 558-6354)
53-55 ELIZABETH STREET - south side between Guerrero Street and San Jose Avenue; Lot 023 in Assessor's Block 3645 -- Request for a Rear Yard Variance to construct a deck and stairs within the rear yard of the subject property, within an RH-3 (Residential, House, Three-Family) Zoning District with a 40-X Height and Bulk designation.

Zoning Administrator continued the matter to February 13, 2003. Public Hearing closed.

OF
55
1/4
1/13/03
revised

CORRECTED SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting &

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 13, 2003**

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

FEB 11 2003

**SAN FRANCISCO
PUBLIC LIBRARY**

**President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee**

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION**

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board

of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.1258E (T. CHAN: (415) 558-5982)
STONETOWN VILLAGE PROJECT - 3251 20TH AVENUE - Public Hearing on Draft Environmental Impact Report: The project site is located on the south side of Eucalyptus Drive, immediately west and northwest of the Stonetown Galleria shopping center. The proposal includes a mixed-use development comprising approximately 366,800 gross square feet (gsf) on approximately 13.7 acres primarily used as surface parking for the shopping center. The proposed development includes both residential and neighborhood-serving retail components. The residential component includes three five-story, 50-foot-tall apartment buildings, approximately 96,250 gsf, 71,400 gsf, and 62,350 gsf, respectively, with 202 subsurface parking spaces; and a two- to three-story, approximately 30-foot-tall senior care facility, totaling approximately 70,300 gsf, with 17 parking spaces. The proposed retail component includes development of a 27-foot-tall, 41,600-gsf grocery market, and construction of neighborhood-serving retail spaces totaling approximately 24,900 gsf. The project would include construction of two parking garages and reconfiguration of two surface parking lots that would contain about 1,684 total commercial parking spaces to replace 1,500 existing commercial spaces displaced by the proposed project construction, and provide 184 net new parking spaces to serve the proposed retail uses. The proposed project would also incorporate landscaping features, such as streetscape connections, landscaped walkways, interior courtyards, and open space. To implement this project, the proposed project would require a Conditional Use authorization (CU) to amend the existing Planned Unit Development (PUD) to modify allowable residential density for the apartment community and potentially modify rear yard setback requirements for both residential components. In addition, an amendment of the Zoning Map would be needed to change the height district from 40 feet to 50 feet. The 13.7-acre project site is located in the Lakeshore neighborhood within Assessor's Block 7295 and includes portions of Lots 21, 22, and 23. The site is primarily within a C-2 (Commercial Business) zoning district, and portions are within a 40-X and 65-D height and bulk districts.
Preliminary Recommendation: Receive Comments. No Action Required.
Note: Written comments will be received at the Planning Department until 5:00 p.m., on March 3, 2003.
(Proposed for Continuance to February 27, 2003)
2. 2002.0575C (M. SNYDER: (415) 575-6891)
THE PG&E TRANSFORMER STATION - located on south side of the 3400 Block of 19th Street, the parcel bounded by 19th Street on the parcel's north, San Carlos Street on the east, and Lexington Street on the west, Lot 104 in Assessor's Block 3596 - Request for Conditional Use authorization under Planning Code Section 209.6(b) to install a total of 6 panel antennas, and associated equipment

cabinets, as part of a wireless transmission network operated by AT&T Wireless. The site is within an RH-3 (House, Three-family) District and a 50-X Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 1 Location Site, a public utility structure.

Preliminary Recommendation: Approval with conditions

(Proposed for Continuance to February 27, 2003)

3. 2002.1117C (B. FU (415) 558-6613)
245 SOUTH VAN NESS AVENUE - northeast corner of South Van Ness Ave. and Erie Street, Lot 040, Assessor's Block 3530 – Request for Conditional Use authorization to install a wireless telecommunications facility consisting of 12 panel antennas and related equipment at an existing three-story commercial structure as a part of Verizon's wireless telecommunications network within a C-M (Heavy Commercial) Zoning District and a 40-X Height and Bulk District, and subject to the Mission District Interim Controls.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to March 27, 2003)
4. (D.ALUMBAUGH/J.BILLOVITS: (415) 558-6601/(415) 558-6390)
MARKET AND OCTAVIA NEIGHBORHOOD PLAN, PUBLIC REVIEW DRAFT - BRIEFING AND PUBLIC COMMENT - Staff presentation and community comments on the public review draft of the Market and Octavia Neighborhood Plan, distributed on December 17th 2002 as part of the Department's Better Neighborhoods Program - comment gathering only; no approval actions. Information available at www.betterneighborhoods.org.
(Proposed for Continuance to March 13, 2003)
- 5a. 2002.0963DV (T. WANG: (415) 558-6335)
1411 NOE STREET - east side between 27th and Duncan Streets; Lot 023 in Assessor's Block 6593 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.08.01.2923 to demolish an existing single-family dwelling and replace it with a new single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to February 13, 2003.
(Proposed for Continuance to February 20, 2003)
- 5b. 2002.0963DV (T. WANG: (415) 558-6335)
1411 NOE STREET- east side between 27th and Duncan Streets; Lot 023 in Assessor's Block 6593 - Front Setback and Rear Yard Variances Sought – Planning Code Section 132 (a) requires a front setback of 2 feet 7 inches and Section 136(c)(25)(A) requires a minimum rear yard of 15 feet for the subject lot. The proposed new single-family dwelling would encroach 7 inches into the required front setback and would encroach 9 feet into the required rear yard, extending to within 6 feet of the rear property line in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to February 13, 2003.
(Proposed for Continuance to February 20, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of January 16, 2003.
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

- 10a. 2002.1048CV Ø. PURVIS: (415) 558-6354
53-55 ELIZABETH STREET - south side between Guerrero Street and San Jose Avenue; Lot 023 in Assessor's Block 3645 – Request for Conditional Use Authorization under Board of Supervisor's Resolution No. 500-02 (Mission District Interim Controls), to merge two dwelling units; within an RH-3 (Residential, House, Three-Family) Zoning District with a 40-X Height and Bulk designation.

Preliminary Recommendation: Disapproval.

NOTE: On February 6, 2003, following public testimony, the Commission closed public hearing and continued the matter to February 13, 2003, to allow the absent Commissioners to participate by a vote of +4 -0. Commissioners Feldstein, Sue Lee, and William Lee were absent.

- 10b. 2002.1048CV Ø. PURVIS: (415) 558-6354
53-55 ELIZABETH STREET - south side between Guerrero Street and San Jose Avenue; Lot 023 in Assessor's Block 3645 – Request for a Rear Yard Variance to construct a deck and stairs within the rear yard of the subject property, within an RH-3 (Residential, House, Three-Family) Zoning District with a 40-X Height and Bulk designation.

Zoning Administrator continued the matter to February 13, 2003. Public Hearing closed.

F. REGULAR CALENDAR

11. (C. HOGAN: (415) 558-6610)
PLANNING DEPARTMENT'S PROPOSED WORK PROGRAM AND BUDGET FOR FY 2003-2004 – Presentation of the San Francisco Planning Department Work Program and Budget, and consideration of approval of a draft resolution adopting the Planning Department's proposed work program and budget for fiscal year 2003-2004.

Preliminary Recommendation: Approval

12. 2001.1174E (T. CHAN: (415) 558-5982)
436 CLEMENTINA STREET - Appeal of a Preliminary Mitigated Negative Declaration - Assessor's Block 3732, Lot 62. The site is part of the major city block bounded by Howard Street to the north, Folsom Street to the south, 5th Street to the east, and 6th Street to the west within the South of Market neighborhood. Clementina and Tehama Streets are minor streets bisecting this city block. The proposed project would demolish the existing one-story, 5,000-square-foot warehouse on this 5,625-square-foot site and construct 28 residential condominium units over approximately 1,250 square feet (sq. ft.) of ground-floor commercial space, and eight off-street parking spaces within a new eight-story structure. The proposed structure would be approximately 37,975 sq. ft. and 85 feet in height, an increase of 32,348 sq. ft. and seven stories in height above the existing structure. The project site is located within the RSD (Residential Service Mixed-Use) zoning district and within the 40-X/85-B height and bulk district. Projects within the RSD zoning district require a conditional use authorization to determine the residential density for buildings over 40 feet in height. The project site is also within the South of Market Redevelopment Plan Area.. Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration.
(Continued from Regular Meeting of December 5, 2002)
13. 2002.0896C (B. FU: (415) 558-6613)
436 CLEMENTINA STREET - north side, between 5th and 6th Streets, Lot 062 in Assessor's Block 3732: Request for Conditional Use (CU) authorization under Planning Code Section 263.11 to allow Special Height Exceptions within the South of Market Residential Service District (RSD) with a 40-X/85-B Height and Bulk Designation. The proposed project would demolish the existing one-story, 5,000 square-foot warehouse and construct 28 residential units over a ground-floor commercial space, and ten off-street parking spaces within a new eight-story structure. The proposed structure would be approximately 75 feet in height. Preliminary Recommendation: Approval with conditions

G. DISCRETIONARY REVIEW HEARING

Approximately ~~6:00~~ **5:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to ~~6:00~~ **5:00 PM**, but have not been called or heard by ~~6:00~~ **5:00 PM**, could be continued to a later time or date as determined by the Commission.

14. 2002.0835DDDD (G. CABREROS: (415) 558-6169)
2750 GREENWICH STREET - north side between Baker and Broderick Streets, Lot 013 in Assessor's Block 0939 -- Requests for Discretionary Review of Building Permit Application No. 2002.05.24.7478 proposing a horizontal expansion to the front of the third floor and a three-story horizontal expansion to the side and rear of the existing three-story, single-family residence located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

(Continued from Regular Meeting of January 23, 2003)

15. 2002.0839D (G. CABREROS: (415) 558-6169)
2616 UNION STREET - north side between Divisadero and Broderick Streets; Lot 006 in Assessor's Block 0946 - Staff-initiated request for Discretionary Review of Building Permit Application No. 2002.05.23.7377 filed to authorize the relocation of the west wall of a new deck built at the rear of this single-family house. Contrary to the wall location approved by the Planning Commission on May 25, 2000 in their consideration of Discretionary Review Case No. 2000.331D, filed on Building Permit Application No. 2000.01.27.446, the stucco wall was built to the west side property line. The plans approved by the Commission at that time indicated the west wall of the deck to be located approximately 8 inches away from the west side property line. The subject property is located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the application.
16. 2002.1130D (T. TAM: (415) 558-6325)
3739-16TH STREET - south side, between Castro and Flint Streets, Lot 35 in Block 2622 - Mandatory Discretionary Review request, under Planning Commission Resolution Number 16078, for a building permit (No. 2002.10.02.7994s) to allow reduction of dwelling units (from three to two) on the subject property. The property is located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the dwelling unit merger as proposed.
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to February 13, 2003.
17. 2002.0832D (D. JONES: (415) 558-6477)
1121 MORAGA STREET - south side, between 18th and 17th Avenues, Lot 030 in Block 2032 - Discretionary Review request, for a building permit (No. 2002.04.17.4126S) to allow the construction of a new third story and rear deck to the existing two-story, single-family dwelling. The property is located in the RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as modified.
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to February 13, 2003.
18. 2002.0267D (M. SNYDER: (415) 558-6891)
1600 MISSION STREET southwest corner of Mission Street and Otis Street, Lot 1 in Assessor's Block 3512 - Request for Discretionary Review of Building Permit Application No. 2002.03.19.1823 proposing to construct a four story vertical addition at the southern end of the property, which would add approximately 6,500 gross square feet of office use specifically for design professionals. The property is within the C-M (Heavy Commercial) District, and a 105-J Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to February 13, 2003.

19. 2002.1124D (S. VELLVE: (415) 558-6263)
2734 DIAMOND STREET – west side between Chenery Street and Lippard Avenue, Lot 025 in Assessor's Block 6740 – Request for Discretionary Review of Building Permit Application 2002.05.28.7564, proposing an approximately 6 foot horizontal addition at the ground/first floor, and an 8 foot horizontal addition at the second floor. The property is located within a RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.
20. 2002.0636DD (D. SIDER: (415) 558-6697)
111 MANCHESTER STREET – east side, south of Stoneman Street, Lot 019 in Assessor's Block 5544 – Two Discretionary Review requests, the first initiated by Department Staff, pursuant to Planning Commission residential demolition policy, of Building Permit Application Number 2002.04.22.4580, which would demolish an existing single family dwelling, and the second initiated by a member of the public, of Building Permit Application Number 2002.04.22.4585, which would construct a new single family dwelling on the same site. The property is located in an RH-1 (Residential, House, One-Family) District, the Bernal Heights Special Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

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SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

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Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 20, 2003

1:30 PM

Regular Meeting

President: Shelley Bradford Bell

Vice-President: Michael J. Antonini

Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-5880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-5407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0967C (G. NELSON: (415) 558-6257)
2000 VAN NESS AVENUE - northeast corner of Van Ness Avenue and Jackson Street; Lot 005 in Assessor's Block 0595: Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to install a total of three (3) antennas and six (6) related equipment cabinets on the roof of an 8-story, 100-foot tall commercial structure, known as the Medical Arts Building, as part of Sprint's wireless telecommunications network within an RC-4 (Residential-Commercial Combined) District and an 80-D Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of January 16, 2003)
(Proposed for Continuance to March 13, 2003)
- 2a. 2002.0877C (S. VELLVE: (415) 558-6263)
720 MOSCOW STREET (SAN FRANCISCO FIRE DEPARTMENT STATION #43) - northwest side between France and Italy Avenues, Lot 024, Assessor's Block 6338 - Finding of Consistency with the General Plan pursuant to § 4.105 of the San Francisco Charter to install a total of six (6) panel antennas and related equipment at an existing two-story, publicly-used structure (a fire station) as part of Cingular Wireless' wireless telecommunications network within a P (Public) Zoning District, and within a 40-X Height and Bulk District. As per the City & County of San Francisco's *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Location Preference 1 (Preferred Location – Publicly-Used Structure).
Preliminary Recommendation: Finding of Consistency with the General Plan.
(Continued from Regular Meeting of January 16, 2003)
(Proposed for Continuance to March 13, 2003)
- 2b. 2002.0877C (S. VELLVE: (415) 558-6263)
720 MOSCOW STREET (SAN FRANCISCO FIRE DEPARTMENT STATION #43) - northwest side between France and Italy Avenues, Lot 024, Assessor's Block 6338 - Request for Conditional Use Authorization pursuant to Sections 209.6(b) and 234 of the Planning Code to install a total of six (6) panel antennas and related equipment at an existing two-story, publicly-used structure (a fire station) as part of Cingular Wireless' wireless telecommunications network within a P (Public) Zoning District, and within a 40-X Height and Bulk District. As per the City & County of San Francisco's *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Location Preference 1 (Preferred Location – Publicly-Used Structure).
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of January 16, 2003)
(Proposed for Continuance to March 13, 2003)

3. 2002.0723C (G. NELSON: (415) 558-6257)
491 HAIGHT STREET - southeast corner at the intersection of Fillmore Street and Haight Street; Lot 025 in Assessor's Block 859 - Request for Conditional Use authorization pursuant to Section 711.83 of the Planning Code to install a total of two antennas and related equipment on the roof of and within the basement of an existing four-story, 45-foot tall, mixed use (21 apartments over ground floor commercial) structure, as part of Cingular's wireless telecommunications network, within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the proposal is a Preferred Location Preference 5 as it is a mixed-use building in a high-density district.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of December 19, 2002)
(Proposed for Continuance to May 15, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes January 16 and February 6, 2003.
5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
8. Review and Comment on Planning Department's Budget, including Staffing Allocations, Administrative Overhead and Budget Process.

D. REGULAR CALENDAR

9. (J. IONIN: (415) 558-6309)
WIRELESS FACILITIES SITING GUIDELINES BRIEFING - Commission briefing and discussion on the 1996 WTS Siting Guidelines and consideration of additional policies to supplement those guidelines.
10. 2002.0446E (B. HELBER: (415) 558-5968)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - Appeal of a Preliminary Mitigated Negative Declaration. The proposed project involves the construction of a 155,000 gsf, 8-story residential building containing 82 dwelling units with 81 off-street parking spaces on 2 below-grade garage levels and the demolition of the existing 56,250 gsf, 3-story light-industrial building. The site is located at 40-50 Lansing Street, on Assessor's Block 3749, Lot 11, in the Rincon Hill area. The 20,205 sf site fronts on Guy Place and Lansing Street, between First and Second Streets. Two on-street loading spaces are planned; one on Guy Place and one on Lansing Street. The site is within a RC-4 (Residential Commercial Combined, High Density) zoning district, the Rincon Hill Special Use Subdistrict and an 84-X height and bulk district. The project would require variances from the following provisions of the Planning Code: Freight Loading; dwelling unit exposure; and from the Rincon Hill Special Use District; and Conditional Use authorization for construction of a residential structure over 40 feet tall.
Preliminary Recommendation: Uphold the Mitigated Negative Declaration.
(Continued from Regular Meeting of January 16, 2003)

- 11a. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) , a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 – Request for Conditional Use authorization for: (1) the construction of a building within a Residential District that would be taller than 40-feet pursuant to Planning Code Section 253(a); and (2) for the construction of a building that would have full lot coverage within the Rincon Hill Special Use District pursuant to Planning Code Section 249.1(b)(1)(B). The building would be 84-feet tall and contain up to 82 dwelling units. The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District and the Rincon Hill Special Use District / Residential Subdistrict.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 16, 2003)
- 11b. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) , a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 – A request for variances from (1) the exposure standard required under Planning Code Section 140; (2) the loading space standard required under Planning Code Section 152; (3) the setback standard for building mass above 50-feet as required under Planning Code Section 249.1(c)(3); (4) the frontage standard that requires at least 50-percent of all frontages be comprised of building entrances and display windows as mandated by Planning Code Section 249.1(c)(1)(C); and (5) the requirement that restricts parking on the first and second levels being any closer than 25-feet horizontal distance from any street grade as mandated from Planning Code Section 249.1(c)(5)(C) . The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District, and the Rincon Hill Special Use District / Residential Subdistrict.
(Continued from Regular Meeting of January 16, 2003)
12. 2002.0813C (J. PURVIS: (415) 558-6354)
177 TOWNSEND STREET - south side between 2nd and 3rd Streets, a through lot with frontage on King Street; Lots 4 and 7 in Assessor's Block 3794 -- Request for Conditional Use approval under Planning Code Sections 215, 271 and 304 to develop a mixed-use Planned Unit Development (PUD) with 198 dwelling units, approximately 5,000 square feet of commercial space, and a 201-space garage, with exceptions from rear yard requirements of Section 134, parking requirements of Section 151, freight loading space dimension requirements of Section 154, and bulk limits of Section 271, within an M-2 (Heavy Industrial) Zoning District, a 105-F Height and Bulk District, and within the Mixed Use Housing Zone.
Preliminary Recommendation: Approval with conditions
- 13a. 2002.1001CD (G. NELSON: (415) 558-6257)
2020 CLEMENT STREET - north side between 21st and 22nd Avenues; Lot 017 in Assessor's Block 1412 - Request for Conditional Use authorization pursuant to Section 717.39 of the Planning Code to demolish an existing two-story, two-family dwelling within the Outer Clement Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is also to construct a new, four-story, 3-unit condominium building with three off-street parking spaces.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of January 23, 2003)

- 13b. 2002.1001CD (G. NELSON: (415) 558-6257)
2020 CLEMENT STREET - north side between 21st and 22nd Avenues; Lot 017 in Assessor's Block 1412 - Request for Discretionary review of Demolition Permit Application No. 2002.06.13.8990, proposing to demolish an existing two-story, two-family dwelling within the Outer Clement Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is also to construct a new, four-story, 3-unit condominium building with three off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition as submitted.
- 13c. 2002.1113D (G. NELSON: (415) 558-6257)
2020 CLEMENT STREET - north side between 21st and 22nd Avenues; Lot 017 in Assessor's Block 1412 - Request for Discretionary review of Building Permit Application No. 2002.06.13.8994, proposing to construct a new, four story, 3-unit condominium building with three off-street parking spaces, within the Outer Clement Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is also to demolish an existing two-story, two-family dwelling.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

E. DISCRETIONARY REVIEW HEARING

Approximately **5:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follows: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

- 14a. 2002.1244DD (M. SMITH: (415) 558-6322)
660 28th STREET - north side of the street between Douglass and Diamond Streets, Lot 043 in Assessor's Block 6605, Mandatory Staff initiated request for Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.03.20.1923, proposing to demolish the existing one-story over garage single-family dwelling. The proposal is also subject to a public initiated request for Discretionary Review. The applicant has also submitted an application to subdivide the lot into two lots and construct a single-family dwelling on each of the proposed lots. The subject property is located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of February 6, 2003)
- 14b. 2002.1245DDDD (M. SMITH: (415) 558-6322)
662 28th STREET - north side of the street between Douglass and Diamond Streets, Lot 043 in Assessor's Block 6605 - Requests for Discretionary Review of Building Permit Application No. 2002.03.20.1926, proposing to construct a two-story over garage single-family dwelling on the proposed west lot. The applicant has also submitted an application to demolish the existing building, subdivide the lot into two lots, and construct a single family dwelling on the proposed east lot. The subject property is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

(Continued from Regular Meeting of February 6, 2003)

- 14c. 2002.1246DDDDDD (M. SMITH: (415) 558-6322)
660 28th STREET - north side of the street between Douglass and Diamond Streets, Lot 043 in Assessor's Block 6605 - Requests for Discretionary Review of Building Permit Application No. 2002.03.20.1928, proposing to construct a two-story over garage single-family dwelling on the proposed east lot. The applicant has also submitted an application to demolish the existing building, subdivide the lot into two lots, and construct a single family dwelling on the proposed west lot. The subject property is located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of February 6, 2003)
- 15a. 2002.0963DV (T. WANG: (415) 558-6335)
1411 NOE STREET - east side between 27th and Duncan Streets; Lot 023 in Assessor's Block 6593 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.08.01.2923 to demolish an existing single-family dwelling and replace it with a new single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Building Permit Application as submitted.
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to February 13, 2003.
(Continued from Regular Meeting of February 13, 2003)
- 15b. 2002.0963DV (T. WANG: (415) 558-6335)
1411 NOE STREET - east side between 27th and Duncan Streets; Lot 023 in Assessor's Block 6593 - Front Setback and Rear Yard Variances Sought - Planning Code Section 132 (a) requires a front setback of 2 feet 7 inches and Section 136(c)(25)(A) requires a minimum rear yard of 15 feet for the subject lot. The proposed new single-family dwelling would encroach 7 inches into the required front setback and would encroach 9 feet into the required rear yard, extending to within 6 feet of the rear property line in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
NOTE: On December 19, 2002, before losing a quorum, the Commission continued this matter to February 13, 2003.
(Continued from Regular Meeting of February 13, 2003)
16. 2003.0055D (B. FU: (415) 558-6613)
415 BRANNAN STREET - northeast corner of Ritch Street between 3rd and 4th Streets; Lot 048 in Assessor's Block 3787 - Mandatory Discretionary Review, under Planning Commission Resolution No.14844, of Miscellaneous Permit Application Number MB0200865 to obtain Liquor License Type 41 (on-sale beer and wine for bona fide public eating place) in a SLI (Service/Light Industrial) District within a 50-X Height and Bulk District in the Ballpark Vicinity Special Use District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 27, 2003
1:30 PM**

DOCUMENTS DEPT.

FEB 24 2003

SAN FRANCISCO
PUBLIC LIBRARY

REGULAR MEETING

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0430C (J. IONIN: (415) 558-6309)
378 10TH AVENUE, A.K.A. 389 9TH AVENUE - northwest corner of 9th Avenue and Geary Boulevard; Lot 035 in Assessor's Block 1441 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of six antennas and related equipment for AT&T Wireless Services, on the roof of an existing three-story, 53-foot tall, industrial structure within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is both a co-location site and an industrial building in an NC-3 District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of January 23, 2003)
(Proposed for Continuance to March 13, 2003)
2. 2002.0657C (J. IONIN: (415) 558-6309)
3725 BUCHANAN STREET - west side between Beach Street and North Point Street; Lot 004 in Assessor's Block 0445A - Request for Conditional Use authorization pursuant to Section 711.83 of the Planning Code to install a total of eight antennas and related equipment for Verizon Wireless, on the roof of an existing four-story, 45-foot tall, commercial structure within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a commercial building in an NC-2 District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of January 23, 2003)
(Proposed for Continuance to March 13, 2003)
3. 2002.1064D (M. SMITH: (415) 558-6322)
2508 19TH AVENUE - east side of the street between Ulloa and Vicente Streets, Lot 013B in Assessor's Block 2419 - Request for Discretionary Review of Building Permit Application No. 2002.03.13.1301, proposing to construct a two-story over garage single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications
(Proposed for Continuance to March 13, 2003)

4. 2002.1109D (M. SMITH: (415) 558-6322)
107 MAYWOOD DRIVE - east side of the street between Ravenwood Drive and Brentwood Avenue, Lot 043 in Assessor's Block 3042 - Request for Discretionary Review of Building Permit Application No. 2001.02.20.2529, proposing to construct a vertical addition on an existing single-family dwelling, located in a RH-1(D) [Residential, House, One-Family (Detached)] District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to March 13, 2003)
5. 2002.1046C (K. AMDUR: (415) 558-6351)
399 GROVE STREET - southeast corner at Gough Street; Lot 014 in Assessor's Block 0809 - Request for modification of conditions of a previously-approved Conditional Use authorization, Case No. 99.238C, to extend the hours of operation of the existing large fast food restaurant (a bakery/café) known as "Citizen Cake." The proposal would allow the restaurant to stay open until 2 am Monday through Saturday and until 10pm on Sundays. Currently the restaurant is closed on Mondays and is open until 10 pm Tuesday through Saturday and some Sundays. The subject property is located in the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District.
WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of February 6, 2003.
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

10. 2002.0636DD (D. SIDER: (415) 558-6697)
111 MANCHESTER STREET – east side, south of Stoneman Street, Lot 019 in Assessor's Block 5544 – Two Discretionary Review requests, the first initiated by Department Staff, pursuant to Planning Commission residential demolition policy, of Building Permit Application Number 2002.04.22.4580, which would demolish an existing single family dwelling, and the second initiated by a member of the public, of Building Permit Application Number 2002.04.22.4585, which would construct a new single family dwelling on the same site. The property is located in an RH-1 (Residential, House, One-Family) District, the Bernal Heights Special Use District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project.

(Continued from Regular Meeting of February 13, 2003)

NOTE: On February 13, 2003, following public testimony, the Commission closed the public hearing and continued the matter to February 27, 2003, by a vote of +6 -1. Commissioner Boyd was absent.

11. 2002.0953C (J. VOLLMANN: (415) 558-6612)
195 COMMONWEALTH AVENUE (AKA 3400 GEARY BLVD) - west side between Euclid Avenue and Geary Boulevard; Lot 019 in Assessor's Block 1063: - Request for Conditional Use authorization pursuant to Section 712.54 of the Planning Code to allow a massage establishment within the first floor of a commercial building located in an NC-3 (Neighborhood Commercial, Moderate Scale) District and a 40-X Height and Bulk District. The proposed massage establishment would be approximately 280 square feet and contain one massage table. There would be no physical expansion of the building.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 6, 2003)
NOTE: On February 6, 2003, following public testimony, the Commission closed the public hearing and entertained two motions: 1) a motion of intent to disapprove failed to carry by a vote of +3 -1. Commissioner Hughes voted no. 2) a motion to continue the matter to February 27, 2003 in order to have absent commissioners participate in the final action, passed by a vote of +4 -0. Commissioners Feldstein, Sue Lee, and William Lee were absent.
12. 2000.0413DD & 2002.0874DD (M. WOODS: (415) 558-6315)
226 17th AVENUE - east side between California and Clement Streets, Lot 29A in Assessor's Block 1417 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Permit Application No. 9914684 for the demolition of a two-story, single-family dwelling and Discretionary Review of Building Permit Application No. 9914683S, requested by the public, proposing to construct a three-story, two-unit building. The subject property is located within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Staff Recommendation: Do not take Discretionary Review and approve both applications as proposed.
(Continued from Regular Meeting of January 16, 2003)
NOTE: On October 10, 2002, following public testimony the Planning Director, hearing the items under emergency legislation, closed public hearing and continued the matter to November 14, 2002, so project sponsor can respond to questions raised by the Zoning Administrator, and allow the Discretionary Review Requestor to inspect the property.
NOTE: On November 14, 2002, the Commission continued this matter to January 16, 2003.

F. REGULAR CALENDAR

13. 2002.0575C (M. SNYDER: (415) 575-6891)
3400 BLOCK OF 19TH STREET, THE PG&E TRANSFORMER STATION - located on south side of the parcel bounded by 19th Street on the parcel's north, San Carlos Street on the east, and Lexington Street on the west, Lot 104 in Assessor's Block 3596 - Request for Conditional Use authorization under Planning Code Section 209.6(b) to install a total of 6 panel antennas, and associated equipment cabinets, as part of a wireless transmission network

operated by AT&T Wireless. The site is within an RH-3 (House, Three-family) District and a 50-X Height and Bulk District. Pursuant to the WTS Facilities Guidelines, the project is a Preference 1 Location Site, a public utility structure. Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of February 13, 2003)

- 14a. 2002.0812KXCV (D. DiBARTOLO: (415) 558-6291)
61 - 69 CLEMENTINA STREET - south side of Clementina between First and Second Streets, Lots 36 & 37 in Assessor's Block 3736 - Request under Planning Code Section 309 (Review of Downtown Buildings) for Determinations of Compliance and Exceptions, including: an exception to the rear yard requirements as permitted in Section 134(d); and an exception to the Separation of Towers requirement as permitted in Section 132.1(c); to construct a 75-foot tall, 7-story building containing nine residential dwelling units, 3,500 square feet of office space, and nine off-street parking spaces on a site previously approved for a new office building. The site is in a C-3-O (SD) (Downtown Office, Special Development) District, and a 200-S Height and Bulk District, and is also the subject of concurrent Conditional Use and Variance hearings.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of January 23, 2003)
- 14b. 2002.0812KXCV (D. DiBARTOLO: (415) 558-6291)
61 - 69 CLEMENTINA STREET - south side of Clementina between First and Second Streets, Lots 36 & 37 in Assessor's Block 3736 - Request for Conditional Use Authorization for five non-accessory parking spaces under Section 204.5 of the Planning Code. The project proposes nine parking spaces for the use of proposed nine dwellings, where two spaces are required and four are permitted as of right. The project site is within a C-3-O (SD) (Downtown Office, Special Development) District, and a 200-S Height and Bulk District, and is also the subject of concurrent Article 309 and Variance hearings.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of January 23, 2003)
- 14c. 2002.0812KXCV (D. DiBARTOLO: (415) 558-6291)
61 - 69 CLEMENTINA STREET - south side of Clementina between First and Second Streets, Lots 36 & 37 in Assessor's Block 3736 - Request for variance from public open space requirements under Section 138 of the Planning Code. The 3,500 square feet of office space proposed require seventy square feet of open space with public rest-rooms under this code provision, and requests a Variance to provide no public open space or rest-rooms. The project site is within a C-3-O (SD) (Downtown Office, Special Development) District, and a 200-S Height and Bulk District, and is also the subject of concurrent Conditional Use and Article 309 hearings.
15. 2002.1084C (M. LI: (415) 558-6396)
321-323 GRANT AVENUE - west side between Bush and Sutter Streets, Lot 003 in Assessor's Block 0286 - Request for conditional use authorization to convert residential hotel rooms to nonresidential use and to establish a tourist hotel use within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District. The existing building, the Baldwin Hotel, contains 61 residential hotel rooms, of which 45 are vacant. The proposed project is to convert the vacant residential hotel rooms to tourist hotel rooms. There will be no physical expansion of the existing building.
Preliminary Recommendation: Approval with conditions

G. DISCRETIONARY REVIEW HEARING

Approximately **4:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

16. 2002.0717DDDDD (M. SMITH: (415) 558-6322)
653 DUNCAN STREET - south side of the street between Diamond and Castro Streets, Lot 035 in Assessor's Block 6604 - Requests for Discretionary Review of Building Permit Application No. 2002.02.19.9476, proposing to construct a one-story vertical addition at the rear of the building, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

(Continued from Regular Meeting of February 6, 2003)

NOTE: On December 17, 2002, the Commission continued this matter to February 6, 2003 in order to give project sponsors the opportunity to continue to meet with the community and Discretionary Review requestors. Planning Department staff will continue to review and research the project.

17. 2003.0139D (T. WANG: (415) 558-6335)
1835 19TH AVENUE - west side between Noriega and Ortega Streets; Lot 007 in Assessor's Block 2056 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.10.25.9921, to demolish an existing single-family dwelling (the project also proposes the construction of a new two-family dwelling, containing three stories above the street and one basement below the street) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit Application as submitted.

18. 2002.1192D (D. SIROIS: (415) 558-6313)
2431 RIVERA STREET - south side of Rivera Street between 34th & 35th Avenues, Lot 025, Assessor's Block 2315 - Request for Discretionary Review of Building Permit Application 2002.02.22.9878 to construct a two-story horizontal addition to the rear of the existing single-family dwelling located in an RH-1 (Residential House, One-Family) District and in a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and approve with modifications

6:30 p.m.

19. 2002.1258E (T. CHAN: (415) 558-5982)
STONESTOWN VILLAGE PROJECT - 3251 20TH AVENUE - Public Hearing on Draft Environmental Impact Report: The project site is located on the south side of Eucalyptus Drive, immediately west and northwest of the Stonestown

Galleria shopping center. The proposal includes a mixed-use development comprising approximately 366,800 gross square feet (gsf) on approximately 13.7 acres primarily used as surface parking for the shopping center. The proposed development includes both residential and neighborhood-serving retail components. The residential component includes three five-story, 50-foot-tall apartment buildings, approximately 96,250 gsf, 71,400 gsf, and 62,350 gsf, respectively, with 202 subsurface parking spaces; and a two- to three-story, approximately 30-foot-tall senior care facility, totaling approximately 70,300 gsf, with 17 parking spaces. The proposed retail component includes development of a 27-foot-tall, 41,600-gsf grocery market, and construction of neighborhood-serving retail spaces totaling approximately 24,900 gsf. The project would include construction of two parking garages and reconfiguration of two surface parking lots that would contain about 1,684 total commercial parking spaces to replace 1,500 existing commercial spaces displaced by the proposed project construction, and provide 184 net new parking spaces to serve the proposed retail uses. The proposed project would also incorporate landscaping features, such as streetscape connections, landscaped walkways, interior courtyards, and open space. To implement this project, the proposed project would require a Conditional Use authorization (CU) to amend the existing Planned Unit Development (PUD) to modify allowable residential density for the apartment community and potentially modify rear yard setback requirements for both residential components. In addition, an amendment of the Zoning Map would be needed to change the height district from 40 feet to 50 feet. The 13.7-acre project site is located in the Lakeshore neighborhood within Assessor's Block 7295 and includes portions of Lots 21, 22, and 23. The site is primarily within a C-2 (Commercial Business) zoning district, and portions are within a 40-X and 65-D height and bulk districts.

Preliminary Recommendation: Receive Comments. No Action Required.

Note: Written comments will be received at the Planning Department until 5:00 p.m., on March 3, 2003.

(Continued from Regular Meeting of February 13, 2003)

PLEASE NOTE:

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HOUSING ELEMENT FINAL DRAFT FOR PUBLIC REVIEW RELEASED

The *Housing Element* of the *General Plan* details the City's policies and programs for ensuring adequate and appropriate housing for current and future San Franciscans. Proposed amendments to the existing *Residence Element* include new policies to increase housing production through higher residential densities along transit corridors and downtown neighborhoods; encouragement of housing development in neighborhood commercial districts; reconsideration of residential parking requirements; and supporting construction of new family housing. This document also contains an analysis of San Francisco's housing needs, data on housing production trends, and an assessment of the City's capacity for new housing based on land supply and site opportunities.

Presentation of the proposed amendments before the Planning Commission has been scheduled for March 27, 2003. Additional public hearings before the Commission and the Board of Supervisors will be scheduled in April and May. Copies of the *Housing Element Final Draft for Public Review* can be obtained from the Planning Department (1660 Mission St., 5th Floor), local public libraries, and on-line (www.sfgov.org/planning/citywide/c1_housing_element.htm). For additional information, call 558-6251.

PLANNING COMMISSION

Notice of Meeting

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Calendar

Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place

Monday, March 3, 2003

4:00 PM

DOCUMENTS DEPT.

FEB 27 2003

SAN FRANCISCO
PUBLIC LIBRARY

SPECIAL MEETING

President: Shelley Bradford Bell

Vice-President: Michael J. Antonini

Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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4:00 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. SPECIAL CALENDAR

EASTERN NEIGHBORHOODS BRIEFING AND INFORMATIONAL PRESENTATION ON LAND USE OPTIONS - Informational presentation and public hearing to consider the various land use options resulting from the workshops of the Community Base Planning Process for the Eastern Neighborhoods. This will be an opportunity for interested parties to contribute to the formulation of a preferred zoning option for each of five neighborhoods, including Bayview Hunters Point, Mission, Showplace Square/Potrero Hill, South of Market, and Visitacion Valley. No action will be taken at this meeting.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

Adjournment:

HOUSING ELEMENT FINAL DRAFT FOR PUBLIC REVIEW RELEASED

The *Housing Element* of the *General Plan* details the City's policies and programs for ensuring adequate and appropriate housing for current and future San Franciscans. Proposed amendments to the existing *Residence Element* include new policies to increase housing production through higher residential densities along transit corridors and downtown neighborhoods; encouragement of housing development in neighborhood commercial districts; reconsideration of residential parking requirements; and supporting construction of new family housing. This document also contains an analysis of San Francisco's housing needs, data on housing production trends, and an assessment of the City's capacity for new housing based on land supply and site opportunities.

Presentation of the proposed amendments before the Planning Commission has been scheduled for March 27, 2003. Additional public hearings before the Commission and the Board of Supervisors will be scheduled in April and May. Copies of the *Housing Element Final Draft for Public Review* can be obtained from the Planning Department (1660 Mission St., 5th Floor), local public libraries, and on-line (www.sfgov.org/planning/citywide/c1_housing_element.htm). For additional information, call 558-6251.

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 6, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

MAR - 3 2003

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 -- Request for Conditional Use authorization for: (1) the construction of a building within a Residential District that would be taller than 40-feet pursuant to Planning Code Section 253(a); and (2) for the construction of a building that would have full lot coverage within the Rincon Hill Special Use District pursuant to Planning Code Section 249.1(b)(1)(B). The building would be 84-feet tall and contain up to 82 dwelling units. The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District and the Rincon Hill Special Use District / Residential Subdistrict.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of February 20, 2003)
(Proposed for Continuance to March 13, 2003)
- 1b. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 -- A request for variances from (1) the exposure standard required under Planning Code Section 140; (2) the loading space standard required under Planning Code Section 152; (3) the setback standard for building mass above 50-feet as required under Planning Code Section 249.1(c)(3); (4) the frontage standard that requires at least 50-percent of all frontages be comprised of building entrances and display windows as mandated by Planning Code Section 249.1(c)(1)(C); and (5) the requirement that restricts parking on the first and second levels being any closer than 25-feet horizontal distance from any street grade as mandated from Planning Code Section 249.1(c)(5)(C). The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District, and the Rincon Hill Special Use District / Residential Subdistrict.
(Continued from Regular Meeting of February 20, 2003)
(Proposed for Continuance to March 13, 2003)
2. 2002.0778E (J. NAVARRETE: (415) 558-5975)
150 BROADWAY (AKA 190 BROADWAY) - Construction of Affordable Housing, Childcare Facility, Retail Space and Parking. Lot 011 of Assessor's Block 0141 - **Appeal of Preliminary Negative Declaration** for the proposed new construction of 87 affordable housing units, 41 off-street parking spaces (including 3 spaces for the City CarShare Program), a 3,500 square foot childcare facility, a community room, multi-purpose room and offices associated with the residential use, 2,000 square feet of retail space, and one freight-loading space. The proposed project would consist of three separate buildings: one building would be three-stories tall, or approximately 40 feet in height; a second

structure would be five-stories tall, or approximately 50 feet in height; and the third structure would be eight-stories tall, or approximately 80-feet tall. The proposed structures would contain approximately 128,000 gross square feet. The site is approximately 30,948 square feet in size and located at the northeast corner of Broadway and Battery Streets, with additional frontage on Front Street. The site currently contains a ground-level asphalt parking lot on a portion of the site and the remainder of the site is vacant. The site was also the former site of the Embarcadero Freeway off-ramp, and is owned by the City and County of San Francisco. The project site is located within a C-2 (Community Business) zoning district, the Northern Waterfront Special Use District No. 3, the Northeastern Historic District, and an 84-E height and bulk district. The proposed project requires Conditional Use authorization.

Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Proposed for Continuance to March 20, 2003)

3. 2002.0395C (G. NELSON: (415) 558-6257)
417 31ST AVENUE - northwest corner at the intersection of Clement Street and 31st Avenue; Lot 001 in Assessor's Block 1463 - Request for Conditional Use authorization pursuant to Section 710.83 of the Planning Code to install a total of six antennas and related equipment within the belfry of an existing two-story, 40-foot tall (58 feet to top of tower), publicly-used structure known as the Lincoln Park Presbyterian Church, as part of Cingular's wireless telecommunications network within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a publicly-used structure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of January 16, 2003)
(Proposed for Continuance to April 3, 2003)
4. 2002.1065DD (K. McGEE: (415) 558-6367)
1469 18TH STREET - corner of 18th and Connecticut, Lot 27 in Assessor's Block 4036. Requests for Discretionary Review of Building Permit Application No. 2002.09.05.5714 proposing to change the use to include "Other Entertainment" with a Police "Place of Entertainment" permit, doing business as the "Lingba Lounge," located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to April 3, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes February 13, 2003
6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

E. REGULAR CALENDAR

9. (D. ALUMBAUGH/K. RICH: (415) 558-6601/558-6345)
BALBOA PARK STATION AREA PLAN -- PRESENTATION ON PUBLIC REVIEW DRAFT - Informational Presentation on the Balboa Park Station Area Plan Draft for Public Review and status report. No action by the Commission.
10. 2002.1084C (M. LI: (415) 558-6396)
321-323 GRANT AVENUE - west side between Bush and Sutter Streets, Lot 003 in Assessor's Block 0286 - Request for conditional use authorization to convert residential hotel rooms to nonresidential use and to establish a tourist hotel use within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District. The existing building, the Baldwin Hotel, contains 61 residential hotel rooms, of which 45 are vacant. The proposed project is to convert the vacant residential hotel rooms to tourist hotel rooms. There will be no physical expansion of the existing building.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of February 27, 2003)
11. 2003.0027C (K. MCGEE: (415) 558-6367)
2969 24th STREET - south side of 24th Street; Lot 036 in Assessor's Block 4270: Request for Conditional Use Authorization to allow a small self-service restaurant pursuant to Planning Code Section 727.44 in the 24th Street-Mission Neighborhood Commercial Zoning District, subject to the Mission District Interim Controls, and within a 40-X Height and Bulk District. The proposal is to convert the existing retail store to provide customers with a limited menu of ready-to-eat food prepared in advance of customer orders and to include seating for food consumption on or off the premises, doing business as "Tortas Los Picudos" and is approximately 750 square feet.
Preliminary Recommendation: Approval with Conditions
12. 2002.1238C (J. VOLLMANN: (415) 558-6612)
1777 FULTON STREET - south side between Central and Masonic Avenues; Lot 018A in Assessor's Block 1186 - Request for conditional use authorization pursuant to Sections 710.44 and 710.27 of the Planning Code to establish a small self-service restaurant and to operate until 2 a.m. The proposal is to convert the vacant commercial space to an approximately 975 square foot self-service restaurant with seating for approximately 16 people. The subject site is located in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. No physical expansion of the building is proposed besides relocating and renovating the storefront entrance.
Preliminary Recommendation: Approval with Conditions
- 13a. 2002.1111CV (G. NELSON: (415) 558-6257)
1541-1545 HAIGHT STREET - south side between Ashbury Street and Masonic Avenue, Lot 028 in Block 1244 - Request for Conditional Use authorization pursuant to Planning Code Section 161(j) to allow a reduction in the parking requirement from one parking space to none. The proposal is to legalize an unauthorized dwelling unit located in a structure at the rear of the property without the required off-street parking space. The subject property lies within the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District. This project also requires variances from the rear yard and non-complying structure requirements of the Planning Code to allow the legalization of a dwelling unit in the rear yard.
Preliminary Recommendation: Approval with conditions

- 13b. 2002.1111CV (G. NELSON: (415) 558-6257)
1541-1545 HAIGHT STREET - south side between Ashbury Street and Masonic Avenue, Lot 028 in Block 1244 - Request for variances from the rear yard and non-complying structure requirements of the Planning Code to legalize a dwelling unit located in a legal non-complying structure within the required rear yard. This project also requires Conditional Use Authorization to allow the legalization of the dwelling unit without producing the required one parking space for the unit.

E. DISCRETIONARY REVIEW HEARING

Approximately **4:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follows: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

14. 2002.0117D (G. NELSON: (415) 558-6257)
644 SPRUCE STREET - east side, between Geary Boulevard and Euclid Avenue, Lot 039 in Assessor's Block 1066 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.07.26.2425, proposing to demolish a three-story, single-family dwelling located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The project also proposes the construction of a new three-story, single-family dwelling on the site.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
15. 2003.0081DD (J. VOLLMANN: (415) 558-6612)
527-529 29TH AVENUE - east side between Geary Boulevard and Anza Street, Lot 004 in Assessor's Block 1515 - Requests for Discretionary Review of Building Permit Application No. 2000.07.05.4363 proposing to construct a penthouse addition to the two-story over garage building containing two dwelling units and located within an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
16. 2002.0970D (D. SIDER: (415) 558-6697)
128 KING STREET - west side between 2nd and 3rd Streets, Lot 023 in Assessor's Block 3794 - Mandatory Discretionary Review of a "Place of Entertainment" Police Permit at a property within the proposed Ballpark Vicinity Special Use District (BVSUD) pursuant to Planning Commission Resolution Number 14844. The existing use is a restaurant and bar ("Max's Diamond Grill") which proposes to provide live entertainment. The property is within an M-2 (Heavy Industrial) Zoning District, a 105-F Height and Bulk District and the BVSUD.
Preliminary Recommendation: Take Discretionary Review and approve the project with conditions.
17. 2002.1115D (B. FU: (415) 558-6615)
2805 SAN BRUNO AVENUE - east side between Wayland and Woolsey Streets, lot 031 in Assessor's block 5457 - Mandatory Discretionary Review per the Planning

Commission's Policy on the Removal of a Legal Dwelling Unit with Building Permit Application No. 2002.09.16.6580, proposing to reduce the number of dwelling units in the one story over garage structure from two units to one unit within a NC-2 (Small-Scale Neighborhood Commercial) District with a 40-X Height and Bulk Designation
Preliminary recommendation: Do not take Discretionary Review and approve project as proposed.

18. 2003.0119D (B. FU: (415) 558-6615)
119 PERALTA AVENUE - south side between York and Franconia Streets, lot 047 in Assessor's block 5529 - Mandatory Discretionary Review per the Planning Commission's Policy on Residential Demolition with Building Permit Application No.2002.08.02.3042, proposing to demolish an existing single-family, two-story over garage house in an RH-2 (Residential, Two-Family) District and within the Bernal Heights Special Use District with a 40-X Height and Bulk Designation. The project also proposes to construct a new two-family, three-story over garage house.
Preliminary recommendation: Do not take Discretionary Review and approve the demolition.
19. 2002.1276D (K. AMDUR: (415) 558-6351)
2108-2108 LARKIN STREET - east side between Vallejo and Green Streets, Lot 029 in Assessor's Block 124 - Discretionary Review request for building permit No. 2002.06.27.0161 to rebuild an existing rear stair in approximately the same location and to construct new decks at the second and third floors, with enclosed habitable space beneath the decks (approximately 160 square feet in area) at the ground level, all within the area to be built. The existing building is a two-story over garage, two-family dwelling. The property is located in an RH-3 (Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

HOUSING ELEMENT FINAL DRAFT FOR PUBLIC REVIEW RELEASED

The *Housing Element* of the *General Plan* details the City's policies and programs for ensuring adequate and appropriate housing for current and future San Franciscans. Proposed amendments to the existing *Residence Element* include new policies to increase housing production through higher residential densities along transit corridors and downtown neighborhoods; encouragement of housing development in neighborhood commercial districts; reconsideration of residential parking requirements; and supporting construction of new family housing. This document also contains an analysis of San Francisco's housing needs, data on housing production trends, and an assessment of the City's capacity for new housing based on land supply and site opportunities.

Presentation of the proposed amendments before the Planning Commission has been scheduled for March 27, 2003. Additional public hearings before the Commission and the Board of Supervisors will be scheduled in April and May. Copies of the *Housing Element Final Draft for Public Review* can be obtained from the Planning Department (1660 Mission St., 5th Floor), local public libraries, and on-line (www.sfgov.org/planning/citywide/c1_housing_element.htm). For additional information, call 558-6251.

3

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, March 13, 2003

1:30 PM

REGULAR MEETING

DOCUMENTS DEPT.

MAR 10 2003

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

SAN FRANCISCO
PUBLIC LIBRARY

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2002.0877CR (S. VELLVE: (415) 558-6263)
720 MOSCOW STREET (SAN FRANCISCO FIRE DEPARTMENT STATION #43) - northwest side between France and Italy Avenues, Lot 024, Assessor's Block 6338 - Finding of Consistency with the General Plan pursuant to § 4.105 of the San Francisco Charter to install a total of six (6) panel antennas and related equipment at an existing two-story, publicly-used structure (a fire station) as part of Cingular Wireless' wireless telecommunications network within a P (Public) Zoning District, and within a 40-X Height and Bulk District. As per the City & County of San Francisco's *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Location Preference 1 (Preferred Location – Publicly-Used Structure).
Preliminary Recommendations: Finding of Consistency with the General Plan a.
(Proposed for Continuance to March 20, 2003)
- 1b. 2002.0877CR (S. VELLVE: (415) 558-6263)
720 MOSCOW STREET (SAN FRANCISCO FIRE DEPARTMENT STATION #43) - northwest side between France and Italy Avenues, Lot 024, Assessor's Block 6338 – Request for Conditional Use authorization pursuant to Section 209.6(b) and 234 of the Planning Code to install a total of six (6) panel antennas and related equipment at an existing two-story, publicly-used structure (a fire station) as part of Cingular Wireless' wireless telecommunications network within a P (Public) Zoning District, and within a 40-X Height and Bulk District. As per the City & County of San Francisco's *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Location Preference 1 (Preferred Location – Publicly-Used Structure).
Preliminary Recommendations: Approval with conditions.
(Proposed for Continuance to March 20, 2003)
2. 2003.0189D (G. CABREROS: (415) 558-6169)
529 – 21ST AVENUE - west side between Anza and Balboa Streets, Lot 004 in Assessor's Block 1564 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.06.14.9077 proposing to demolish a one-story single-family residence, in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk District. The project also proposes the construction of a new four-story, two-family dwelling on the site.
Preliminary Recommendation: Pending
(Proposed for Continuance to March 20, 2003)

3. 2003.0190D (G. CABREROS: (415) 558-6169)
442 – 20TH AVENUE - east side between Geary Boulevard and Anza Street, Lot 034 in Assessor's Block 1525 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 9917935 proposing to demolish a two-story single-family residence, in an RM-1 (Residential, Mixed, Low Density) District and a 40-x Height and Bulk District. The project also proposes the construction of a new four-story, three-family dwelling on the site.
Preliminary Recommendation: Pending
(Proposed for Continuance to March 20, 2003)
4. 2002.0967C (G. NELSON: (415) 558-6257)
2000 VAN NESS AVENUE - northeast corner of Van Ness Avenue and Jackson Street; Lot 005 in Assessor's Block 0595: Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to install a total of three (3) antennas and six (6) related equipment cabinets on the roof of an 8-story, 100-foot tall commercial structure, known as the Medical Arts Building, as part of Sprint's wireless telecommunications network within an RC-4 (Residential-Commercial Combined) District, the Van Ness Special Use District and an 80-D Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of March 6, 2003)
(Proposed for Continuance to March 27, 2003)
5. 2002.0260C (D. SIROIS: (415) 558-6313)
965-985 GENEVA AVENUE - south side of Geneva Avenue, between London and Paris Streets, Lots 006, 007, 008, 009 and 010 in Assessor's Block 6409 - Request for Conditional Use Authorization by AT&T Wireless Services Inc. to install a wireless telecommunications facility at the former Apollo Theater pursuant to Planning Code Section 712.83, which includes the installation of six panel antennas, and associated equipment in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The subject site is a preference 2 locations (co-location site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, 1996.
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to March 27, 2003)
6. 2002.0430C (J. IONIN: (415) 558-6309)
378 10TH AVENUE, A.K.A. 389 9TH AVENUE AND A.K.A. 4500 GEARY BOULEVARD - northwest corner of 9th Avenue and Geary Boulevard; Lot 035 in Assessor's Block 1441 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of six antennas and related equipment for AT&T Wireless Services, on the roof of an existing three-story, 53-foot tall, industrial structure within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is both a co-location site and an industrial building in an NC-3 District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of February 27, 2003)
(Proposed for Continuance to April 3, 2003)

7. 2002.0657C (J. IONIN: (415) 558-6309)
3725 BUCHANAN STREET - west side between Beach Street and North Point Street; Lot 004 in Assessor's Block 0445A - Request for Conditional Use authorization pursuant to Section 711.83 of the Planning Code to install a total of eight antennas and related equipment for Verizon Wireless, on the roof of an existing four-story, 45-foot tall, commercial structure within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a commercial building in an NC-2 District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of February 27, 2003)
(Proposed for Continuance to April 3, 2003)
8. 2003.0139D (T. WANG: (415) 558-6335)
1835 19TH AVENUE - west side between Noriega and Ortega Streets; Lot 007 in Assessor's Block 2056 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.10.25.9921, to demolish an existing single-family dwelling (the project also proposes the construction of a new two-family dwelling, containing three stories above the street and one basement below the street) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit Application as submitted.
(Continued from Regular Meeting of February 27, 2003)
NOTE: On February 27, 2003, following public testimony, the Commission closed the public hearing and continued this matter to March 13, 2003 by a vote of +6 -0. Staff was instructed to review and correct inconsistencies in the reports. Commissioner William Lee was absent.
(Proposed for Continuance to April 3, 2003)
9. 2002.1109D (M. SMITH: (415) 558-6322)
107 MAYWOOD DRIVE -east side of the street between Ravenwood Drive and Brentwood Avenue, Lot 043 in Assessor's Block 3042 -Request for Discretionary Review of Building Permit Application No. 2001.02.20.2529, proposing to construct a vertical addition on an existing single-family dwelling, located in a RH-1(D) [Residential, House, One-Family (Detached)] District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and modify
DISCRETIONARY REVIEW APPLICATION WITHDRAWN
- B. COMMISSIONERS' QUESTIONS AND MATTERS**
10. Consideration of Adoption - draft minutes of February 27, 2003.
11. Commission Comments/Questions
- C. DIRECTOR'S REPORT**
12. Director's Announcements
13. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

14. 2002.0636DD (D. SIDER: (415) 558-6697)
111 MANCHESTER STREET – east side, south of Stoneman Street, Lot 019 in Assessor's Block 5544 – Two Discretionary Review requests, the first initiated by Department Staff, pursuant to Planning Commission residential demolition policy, of Building Permit Application Number 2002.04.22.4580, which would demolish an existing single family dwelling, and the second initiated by a member the public, of Building Permit Application Number 2002.04.22.4585, which would construct a new single family dwelling on the same site. The property is located in an RH-1 (Residential, House, One-Family) District, the Bernal Heights Special Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of February 27, 2003)
NOTE: On February 13, 2003, following public testimony, the Commission closed the public hearing and continued the matter to February 27, 2003, by a vote of +6 -0. Commissioner Boyd was absent.

F. REGULAR CALENDAR

15. (J. IONIN: (415) 558-6309)
WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES SITING GUIDELINES – Consideration of approval of a Resolution to supplement the 1996 Wireless Telecommunications Services Facilities Siting Guidelines and adopt Department policies not in the Guidelines. These policies are intended to supplement the objectives established in Resolution 14182 adopted in August 1996.
16. (C. RIVASPLATA: (415) 558-6255)
TRANSPORTATION MANAGEMENT ASSOCIATION OF SAN FRANCISCO (TMA SF) – 1998-2002 PROGRAM SUMMARY AND 2003-2007 WORK PLAN. Consideration of a Resolution approving findings that the TMA SF Program Summary for 1998-2002 is in compliance with City requirements and accepting the TMA SF Work Plan for the 2003-2007 program period. This non-profit organization of downtown office building managers/owners with transportation requirements seeks the Commission's endorsement of its work, based on its ability to meet the objectives established in Resolution 14509 of December 1997.
17. 2002.0828C (G. CABREROS: (415) 558-6169)
598 BELVEDERE STREET – northeast corner of Belvedere and 17th Streets, Lot 048 in Assessor's Block 1279: -- Request for Conditional Use Authorization under Planning Code Sections 209.2(d) and 303 to legalize the operation of a bed and breakfast inn with no more than five guest rooms within a single-family house, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.

18. 2002.1174C (J. MILLER: (415) 558-6344)
2223 POLK STREET - northwest corner at Bonita Street, between Green and Vallejo Streets, Lot 6 in Assessor's Block 550 -- Request for Conditional Use Authorization for addition of a full bar (Type 47 ABC License) to an existing full-service restaurant ("Pesce") (Planning Code Section 723.41), in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. No expansion of the existing use is proposed.
Preliminary Recommendation: Approval with conditions.
19. 2003.0051C (J. MILLER: (415) 558-6344)
2031 POLK STREET - west side between Broadway and Pacific Avenue, Lot 4 in Assessor's Block 570 -- Request for Conditional Use Authorization to permit enlarging an existing full-service restaurant ("Tai Chi") (Planning Code Section 723.42), by expansion into the 800 square foot adjacent vacant commercial space, for a total of 2,840 square feet, in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
- 20a. 2002.1111CV (G. NELSON: (415) 558-6257)
1451-1455 HAIGHT STREET - south side between Ashbury Street and Masonic Avenue, Lot 028 in Block 1244 - Request for Conditional Use authorization pursuant to Planning Code Section 161(j) to allow a reduction in the parking requirement from one parking space to none. The proposal is to legalize an unauthorized dwelling unit located in a structure at the rear of the property without the required off-street parking space. The subject property lies within the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District. This project also requires variances from the rear yard and non-complying structure requirements of the Planning Code to allow the legalization of a dwelling unit in the rear yard.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of November 6, 2003)
- 20b. 2002.1111CV (G. NELSON: (415) 558-6257)
1451-1455 HAIGHT STREET - south side between Ashbury Street and Masonic Avenue, Lot 028 in Block 1244 - Request for variances from the rear yard and non-complying structure requirements of the Planning Code to legalize a dwelling unit located in a legal non-complying structure within the required rear yard. This project also requires Conditional Use Authorization to allow the legalization of the dwelling unit without producing the required one parking space for the unit.
(Continued from Regular Meeting of November 6, 2003)
- 21a. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner at 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800: Request for Conditional Use approval under Planning Code Sections 215(a) and 304 to develop a six-story mixed-use PUD (Planned Unit Development), with 250 dwelling units, up to 6,000 square feet of commercial space, and a 257-space garage, with exceptions from rear yard requirements of Section 134, with a proposed Height and Bulk District reclassification from 50-X to 65-X, and subject to Mandatory Discretionary Review, within an M-2 (Heavy Industrial) Zoning District, a 50-X Height and Bulk District, and within the Industrial Protection Zone.
Preliminary Recommendation: Approval with conditions.

- 21b. 1999.554CD (J. PURVIS: (415) 558-6354)
601 KING STREET - southeast corner of 7th Street, a through lot with frontage on Berry Street; Lots 1 and 2 in Assessor's Block 3800: Mandatory Staff-initiated Discretionary Review under Planning Commission Resolution No. 16202 to demolish two industrial warehouse structures and to construct 250 units of housing within the Industrial Protection Zone and within an M-2 (Heavy Industrial) Zoning District and 50-X Height and Bulk District.
Preliminary Recommendation: Do Not take DR and approve the Project.
22. (D. ALUMBAUGH/J. BILLOVITS: (415) 558-6601/(415) 558-6390)
MARKET AND OCTAVIA NEIGHBORHOOD PLAN, PUBLIC REVIEW DRAFT - BRIEFING AND PUBLIC COMMENT - Staff presentation and community comments on the public review draft of the Market and Octavia Neighborhood Plan, distributed on December 17, 2002 as part of the Department's Better Neighborhoods Program - comment gathering only; no approval actions. Information available at www.betterneighborhoods.org.
(Continued from Regular Meeting of February 13, 2003)
23. 2000.1311EQD (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23rd STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use Authorization to allow [1] the construction of 54 dwelling units pursuant to Planning Code Section 215(a), [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units pursuant to Section A(iv) of the Mission District Interim Controls (MDIC; as set forth in Board of Supervisors Resolution Number 500-02), [3] the conversion of a PDR (Production, Distribution, or Repair) use to a non-PDR use pursuant to Section E(v) of the MDIC, and [4] the provision of off-street parking in excess of that which is required pursuant to Section A(x) of the MDIC, in a C-M (Heavy Commercial) Zoning District, the NEMIZ (Northeast Mission Industrial Zone) as defined in Planning Commission Resolution 13794, a Mixed-Use Housing Zone as defined in Planning Commission Resolution 16202, and a 40-X Height and Bulk District. The proposal is to demolish an existing 21,000 square foot industrial building and construct a new structure containing 54 dwelling units on upper levels and 60 off-street parking spaces in a ground level garage. The building would be a maximum of four stories tall (approximately 40 feet in height).
Preliminary Recommendation: Approve the project with modifications and conditions.
(Continued from Regular Meeting of January 23, 2003)
BACKGROUND NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications and require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications and require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 -3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call of the Chair, the matter was continued to July 18, 2002. Following the June 27, 2002, hearing, the Mission Interim Controls were amended such that a new Conditional Use Authorization is now required. Accordingly, the Commission will conduct a new hearing during which public comment will be re-opened.
NOTE: On January 23, 2003, this matter was noticed for re-hearing. On that date the Commission continued the item to March 13, 2003 to allow for

a briefing on the Eastern Neighborhoods, which includes the Mission District. The Public Hearing is Open.

E. DISCRETIONARY REVIEW HEARING

Approximately **5:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

24. 2003.0084D (G.NELSON: (415) 558-6257)
23 WOOD STREET - west side between Euclid Avenue and Geary Boulevard; Lot 005 in Assessor's Block 1069 - Mandatory Discretionary Review, under the Planning Commission policy requiring review of all residential demolition permits, of Demolition Permit Application No. 2002.07.25.2322 proposing the demolition of a two-story single-family dwelling, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story two-family dwelling with two off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition
25. 2002.1064D (M. SMITH: (415) 558-6322)
2508 19TH AVENUE - east side of the street between Ulloa and Vicente Streets, Lot 013B in Assessor's Block 2419 -Request for Discretionary Review of Building Permit Application No. 2002.03.13.1301, proposing to construct a two-story over garage single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications
(Continued from Regular Meeting of February 27, 2003)
26. 2002.1257D (S. VELLVE (415) 558-6263)
1225 CAPITOL AVENUE - west side between Ocean and DeMontfort Avenues; Lot 003 in Assessor's Block 6935 - Department initiated Discretionary Review pursuant to the Planning Commission's residential demolition policy of Building Permit Application 2002.07.10.1031 proposing to demolish a single-family dwelling to be replaced by a two-family dwelling in a RH-2 (House, Two-Family) Zoning District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
27. 2002.1101D (D. SIROIS: (415) 558-6313)
408 FAIR OAKS - east side of Fair Oaks, between 25th & 26th Streets, Lot 038, Assessor's Block 6533 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Permit Application 2002.1001.7854 seeking to merge two dwelling units in a four unit building located in an RH-3 (Residential House, Three-Family) District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and Approve Project.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

HOUSING ELEMENT FINAL DRAFT FOR PUBLIC REVIEW RELEASED

The *Housing Element* of the *General Plan* details the City's policies and programs for ensuring adequate and appropriate housing for current and future San Franciscans. Proposed amendments to the existing *Residence Element* include new policies to increase housing production through higher residential densities along transit corridors and downtown neighborhoods; encouragement of housing development in neighborhood commercial districts; reconsideration of residential parking requirements; and supporting construction of new family housing. This document also contains an analysis of San Francisco's housing needs, data on housing production trends, and an assessment of the City's capacity for new housing based on land supply and site opportunities.

Presentation of the proposed amendments before the Planning Commission has been scheduled for March 27, 2003. Additional public hearings before the Commission and the Board of Supervisors will be scheduled in April and May. Copies of the *Housing Element Final Draft for Public Review* can be obtained from the Planning Department (1660 Mission St., 5th Floor), local public libraries, and on-line (www.sfgov.org/planning/citywide/c1_housing_element.htm). For additional information, call 558-6251.

03

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, March 20, 2003

1:30 PM
Regular Meeting

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

DOCUMENTS DEPT.

MAR 17 2003

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.1310D (K. SIMONSON: (415) 558-6321)
2625-2627 BRODERICK STREET - west side between Green and Vallejo Streets, Lot 6 in Assessor's Block 955 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2002.10.23.9747, proposing to merge two dwelling units to create a single-family dwelling. The subject property is in an RH-1 (Residential, House, Single Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for continuance to March 27, 2003)
2. (L. BADINER (415) 558-6350)
BRIEFING ON POLICY ON RESIDENTIAL DEMOLITIONS - A presentation of background information and an outline of current policy with preliminary recommendations for revised review procedures. This item will be calendared for a future hearing as an action item, for adoption of a formal policy, following a period of review and public comment.
(Proposed for continuance to March 27, 2003)
3. 2002.0778E (J. NAVARRETE: (415) 558-5975)
150 BROADWAY (AKA 190 BROADWAY) - Construction of Affordable Housing, Childcare Facility, Retail Space and Parking. Lot 011 of Assessor's Block 0141 - **Appeal of Preliminary Negative Declaration** for the proposed new construction of 87 affordable housing units, 41 off-street parking spaces (including 3 spaces for the City CarShare Program), a 3,500 square foot childcare facility, a community room, multi-purpose room and offices associated with the residential use, 2,000 square feet of retail space, and one freight-loading space. The proposed project would consist of three separate buildings: one building would be three-stories tall, or approximately 40 feet in height; a second structure would be five-stories tall, or approximately 50 feet in height; and the third structure would be eight-stories tall, or approximately 80-feet tall. The proposed structures would contain approximately 128,000 gross square feet. The site is approximately 30,948 square feet in size and located at the northeast corner of Broadway and Battery Streets, with additional frontage on Front Street. The site currently contains a ground-level asphalt parking lot on a portion of the site and the remainder of the site is vacant. The site was also the former site of the Embarcadero Freeway off-ramp, and is owned by the City and County of San Francisco. The project site is located within a C-2 (Community Business) zoning district, the Northern Waterfront Special Use District No. 3, the Northeastern Historic District, and an 84-E height and bulk district. The proposed project requires Conditional Use authorization and a Certificate of Appropriateness.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Continued from Regular Meeting of March 6, 2003)
(Proposed for Continuance to April 3, 2003)

4. 2003.0037C (D. SIDER: (415) 558-6697)
165-167 TEXAS STREET - east side between 17th and Mariposa Streets; Lots 016, 017, and 018 in Assessor's Block 3986 - Request for Conditional Use Authorization to allow [1] the expansion of two existing dwelling units in a M-1 (Light Industrial) Zoning District pursuant to Planning Code Section 215(a) and [2] a revision to a previously built Planned Unit Development (PUD) pursuant to Planning Code Section 304 to allow further modification of Code Sections including the rear yard requirements of Section 134 and the dwelling unit exposure requirements of Section 140. The existing structure contains approximately 1,500 square feet of industrial space in a below-grade basement level, a 1,400 square foot parking garage and 500 square foot outdoor patio on the ground level, and two dwelling units occupying a total of roughly 3,000 square feet on the second and third levels. The proposal would construct a two-story addition atop the existing patio. The project would add approximately 500 square feet on the ground level to the existing industrial space and roughly 250 square feet on the second level for each of the two dwelling units. A 500 square foot outdoor patio would be provided on the roof of the proposed addition. The property is within a M-1 Zoning District, a 40-X Height and Bulk District, and the Industrial Protection Zone (IPZ) as set forth in Planning Commission Resolution Number 16202.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to April 3, 2003)
5. 2002.0038TZ (P. LORD: (415) 558-6311)
17th AND RHODE ISLAND GROCERY STORE SPECIAL USE SUB-DISTRICT - Consideration of an Ordinance amending the San Francisco Planning Code by adding Section 781.10 to create the 17th and Rhode Island Grocery Store Special Use Sub-district, applicable to the newly rezoned NC-3 block (previously M-1) bounded by 17th Street, Rhode Island Street, Mariposa Street and Kansas Street (Assessor's Block 3978, Lot 1), to permit a neighborhood grocery store at 17th and Rhode Island and amending the Section 712 Zoning Control Table; amending Section Map 8 and 8SU of the Zoning Map of the City and County of San Francisco for the property described as Assessor's Block 3978, Lot 1; and adopting findings.
Preliminary Recommendation: Pending
(Proposed for Continuance to June 19, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

9. 2002.0636DD (D. SIDER: (415) 558-6697)
111 MANCHESTER STREET – east side, south of Stoneman Street, Lot 019 in Assessor's Block 5544 – Two Discretionary Review requests, the first initiated by Department Staff, pursuant to Planning Commission residential demolition policy, of Demolition Permit Application Number 2002.04.22.4580, which would demolish an existing single family dwelling, and the second initiated by a member the public, of Building Permit Application Number 2002.04.22.4585, which would construct a new single family dwelling on the same site. The property is located in an RH-1 (Residential, House, One-Family) District, the Bernal Heights Special Use District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of March 13, 2003)
NOTE: On February 13, 2003, following public testimony, the Commission closed the public hearing and continued the matter to February 27, 2003, by a vote of +6 – 0. Commissioner Boyd was absent.
10. 2000.1311EC (D. SIDER: (415) 558-6697)
2690 HARRISON STREET (A.K.A. 3000 - 23rd STREET) - northwest corner of 23rd Street; Lot 004 in Assessor's Block 3639 - Request for Conditional Use Authorization to allow [1] the construction of 54 dwelling units pursuant to Planning Code Section 215(a), [2] the creation of housing not providing at least 25 percent of the total number of units as affordable units pursuant to Section A(iv) of the Mission District Interim Controls (MDIC; as set forth in Board of Supervisors Resolution Number 500-02), [3] the conversion of a PDR (Production, Distribution, or Repair) use to a non-PDR use pursuant to Section E(v) of the MDIC, and [4] the provision of off-street parking in excess of that which is required pursuant to Section A(x) of the MDIC, in a C-M (Heavy Commercial) Zoning District, the NEMIZ (Northeast Mission Industrial Zone) as defined in Planning Commission Resolution 13794, a Mixed-Use Housing Zone as defined in Planning Commission Resolution 16202, and a 40-X Height and Bulk District. The proposal is to demolish an existing 21,000 square foot industrial building and construct a new structure containing 54 dwelling units on upper levels and 60 off-street parking spaces in a ground level garage. The building would be a maximum of four stories tall (approximately 40 feet in height).
Preliminary Recommendation: Approve the project with modifications and conditions.
(Continued from Regular Meeting of March 13, 2003)
BACKGROUND NOTE: On June 27, 2002, following public testimony, the Commission closed the public hearing. The Commission entertained two motions: 1) Approve with modifications and require staff to approve design. The motion failed to carry for lack of a second; 2) Approve with modifications and require staff to approve design, bedroom mix and open space. The motion failed to carry by vote of +3 –3. Commissioners Baltimore, Joe and Salinas voted no. Commissioner Fay was absent. At the call of the Chair, the matter was continued to July 18, 2002. Following the June 27, 2002, hearing, the Mission Interim Controls were amended such that a new Conditional Use Authorization is now required. Accordingly, the Commission will conduct a new hearing during which public comment will be re-opened.
On January 23, 2003, this matter was noticed for re-hearing. On that date the Commission continued the item to March 13, 2003 to allow for a briefing on the Eastern Neighborhoods, which includes the Mission District.
NOTE: On March 13, 2003, following public testimony, the Commission closed public hearing and continued the matter to March 20, 2003, instructing the project

sponsor to review alternatives for unit mix and affordability components by a vote of +6 -0. Commissioner Boyd was absent.

D. REGULAR CALENDAR

- 11a. 2002.0877CR (S. VELLVE: (415) 558-6263)
720 MOSCOW STREET (SAN FRANCISCO FIRE DEPARTMENT STATION #43) - northwest side between France and Italy Avenues, Lot 024, Assessor's Block 6338 - Finding of Consistency with the General Plan pursuant to § 4.105 of the San Francisco Charter to install a total of six (6) panel antennas and related equipment at an existing two-story, publicly-used structure (a fire station) as part of Cingular Wireless' wireless telecommunications network within a P (Public) Zoning District, and within a 40-X Height and Bulk District. As per the City & County of San Francisco's *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Location Preference 1 (Preferred Location – Publicly-Used Structure). Preliminary Recommendations: Finding of Consistency with the General Plan (Continued from Regular Meeting of March 13, 2003)
- 11b. 2002.0877CR (S. VELLVE: (415) 558-6263)
720 MOSCOW STREET (SAN FRANCISCO FIRE DEPARTMENT STATION #43) - northwest side between France and Italy Avenues, Lot 024, Assessor's Block 6338 - Request for Conditional Use authorization pursuant to Section 209.6(b) and 234 of the Planning Code to install a total of six (6) panel antennas and related equipment at an existing two-story, publicly-used structure (a fire station) as part of Cingular Wireless' wireless telecommunications network within a P (Public) Zoning District, and within a 40-X Height and Bulk District. As per the City & County of San Francisco's *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Location Preference 1 (Preferred Location – Publicly-Used Structure). Preliminary Recommendations: Approval with conditions (Continued from Regular Meeting of March 13, 2003)
12. (L. BADINER: (415) 558-6350)
Consideration of establishing a committee and appointing commissioners to review the Budget Analyst's audit of the Planning Department and make recommendations for implementing it's recommendations.
13. (D.ALUMBAUGH/J.BILLOVITS: (415) 558-6601/(415) 558-6390)
MARKET AND OCTAVIA NEIGHBORHOOD PLAN, PUBLIC REVIEW DRAFT – BRIEFING AND PUBLIC COMMENT – Staff presentation and community comments on the public review draft of the Market and Octavia Neighborhood Plan, distributed on December 17, 2002 as part of the Department's Better Neighborhoods Program – comment gathering only; no approval actions. Information available at www.betterneighborhoods.org. (Continued from Regular Meeting of March 13, 2003)
14. 2002.1084C (M. LI: (415) 558-6396)
321-323 GRANT AVENUE - west side between Bush and Sutter Streets, Lot 003 in Assessor's Block 0286 - Request for conditional use authorization to convert residential hotel rooms to nonresidential use and to establish a tourist hotel use within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District. The existing building, the Baldwin Hotel, contains 61 residential hotel rooms, of which 45 are vacant. The proposed project is to convert the vacant residential hotel rooms to tourist hotel rooms. There will be no physical expansion of the existing building.

Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of March 6, 2003)

15. 2003.0073H (A. LIGHT: (415) 558-6254)
1355 MARKET STREET - south side between 9th and 10th Streets, in Assessor's Block 3508, Lot 1 - Request for a Permit to Alter under Article 11 of the Planning Code to allow a Major Alteration to a Category I Downtown building consisting of the replacement of 1,000 original steel frame windows with new metal windows. The project is located in a C-3-G (Downtown, General) Zoning District and both the 120-X and the 200-S Height and Bulk Districts.
Preliminary Recommendations: Approval
16. 2002.1120C (D. SIROIS: (415) 558-6313)
629 PORTOLA DRIVE - north side between Sydney Way & Woodside Avenue, Lot 004 in Assessor's Block 2892 (AKA Ebenezer Lutheran Church) - Request for Conditional Use authorization by Verizon to install a wireless telecommunications facility at the Ebenezer Lutheran Church pursuant to Planning Code Section 209.6(b), which includes the installation of 2 panel antennas, and associated equipment in an RH-1 (D) (Residential House One-Family Detached) District and a 40-X Height and Bulk District. The subject site is a preference 1 location (publicly-used structures) according to the *Wireless Telecommunications Services (WTS) Siting Guidelines, 1996*.
Preliminary Recommendation: Approval with conditions
- 17a. 2002.0771CDV (K. AMDUR: (415) 558-6351)
559 VALLEJO STREET - south side between Grant Avenue and Romolo Place; Lots 27, 35 and 36 in Assessor's Block 145 - Request for conditional use authorization for three community parking spaces in addition to the existing 28-space public parking lot, as part of project to demolish the existing three dwellings and construct five new dwellings above the parking levels. Five new residential parking spaces would be provided for the new dwelling units. The subject property is located in an RM-1 (Residential: Low Density) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 17b. 2002.0771CDV (K. AMDUR: (415) 558-6351)
559 VALLEJO STREET - south side between Grant Avenue and Romolo Place; Lots 27, 35 and 36 in Assessor's Block 145 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of all residential demolitions, pursuant to Demolition Applications 2003.02.28.8544 and 2003.02.28.8546, to demolish a single family residence on lot 27 and a two-family residence on lot 35. Five new dwellings are proposed for construction above the existing commercial parking lot.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Application.
- 17c. 2002.0771CDV (K. AMDUR: (415) 558-6351)
559 VALLEJO STREET - south side between Grant Avenue and Romolo Place; Lots 27, 35 and 36 in Assessor's Block 145 - Request for a variance regarding rear yard requirements of the Planning Code, because no rear yard would be provided. Five new dwellings are proposed for construction above the existing commercial parking lot.
18. 2001.0792E (C. ROOS (415) 558-5981)
301 MISSION STREET - **Public Hearing on Draft Environmental Impact Report.** The project proposes demolition of three existing two- to six-story structures on the project site, totaling about 173,650 gross square feet (gsf), and the building of a 58-story, 605 foot-tall, mixed user development, totaling about 1,156,500 gsf. The net change in area

for the site would be an increase of about 982,850 gsf. The proposed development would contain about 130,560 gsf of office space; a 120-suite extended-stay hotel (about 164,800 gsf); 320 residential units (about 551,000 gsf); ground-floor retail and restaurant space (about 9,400 gsf); a publicly accessible atrium (about 6,400 gsf); and lobbies (about 4,340 gsf). Building services would occupy about 33,400 gsf and mechanical space would occupy about 104,840 gsf. There would be three off-street loading docks and four off-street van spaces, and 400 spaces of underground parking and vehicular circulation on four levels (about 151,760 gsf). The site includes Lots 1 and 17 on Assessor's Block 3719. The project requires approval as new construction in a C-3 District under Planning Code Section 309; a Bulk Limits: Special Exceptions in C-3 District authorization under Section 272; a Height Limits: Special Exception for Upper Tower Extensions in S Districts authorization under Section 263.9; Conditional Use authorization for a Major (Nonaccessory) Parking Garage Not Open to the Public under Section 223(p); Conditional Use authorization for Hotel Use in a C-3-O District under Section 216(c); transfer of development rights in a C-3 District authorization under Section 128; a lot line adjustment to merge the existing lots by the Public Works Department; and approval by the Board of Supervisors to eliminate the mid-block pedestrian crosswalk across Fremont Street between Mission and Natoma Streets.

Note: Written comments will be received at the Planning Department until 5 pm, April 3, 2003.

Preliminary Recommendation: Public Hearing to receive comments. No action required.

E. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

19. 2002.1064D (M. SMITH: (415) 558-6322)
2508 19TH AVENUE - east side of the street between Ulloa and Vicente Streets, Lot 013B in Assessor's Block 2419 - Request for Discretionary Review of Building Permit Application No. 2002.03.13.1301, proposing to construct a two-story over garage single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and approve with modifications
 (Continued from Regular Meeting of March 13, 2003)

20. 2003.0190D (G. CABREROS: (415) 558-6169)
442 - 20TH AVENUE - east side between Geary Boulevard and Anza Street, Lot 034 in Assessor's Block 1525 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 9917935 proposing to demolish a two-story single-family residence, in an RM-1 (Residential, Mixed, Low Density) District and a 40-x Height and Bulk District. The project also proposes the construction of a new four-story, three-family dwelling on the site.
 Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit Application.

(Continued from Regular Meeting of March 13, 2003)

21. 2002.1284D (R. CRAWFORD: (415) 558-6358)
710 EDINBURGH STREET - west side between Italy and France Avenues. Assessor's Block 6342 Lot 004 - Request for Discretionary Review of Building Permit Application No. 2002.0828.5143, to construct a two-story, horizontal addition, to the front of the rear building (dwelling) on the property and to construct a second story, vertical addition, to the front building (garage) in an RH-1 (Residential House, 1 Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
- 22a. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for Discretionary Review of Building Permit Application No. 2002.05.08.6090 proposing to construct a new two-story vertical and horizontal addition to the existing single-story over garage building with an attic level. The project proposes an increase from one to two dwelling units. The project is in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. The proposal also requires a front setback Variance for the second story, which will be considered by the Zoning Administrator.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
- 22b. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for a front setback Variance for the construction of a new second story in an RH-2 (Residential, Two-Family House) District with a 40-X Height and Bulk Designation. The proposal also requires a request for Discretionary Review for the construction of a new two-story vertical and horizontal addition to the existing single-story over garage building with an attic level. The project proposes an increase from one to two dwelling units.
23. 2003.0219D (T. WANG: (415) 558-6335)
149 PANAMA STREET - south side approximately 170 feet west of the intersection of Panama Street and Niantic Avenue; Lots 011, 012 and 013 in Assessor's Block 7178 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 2002.09.19.6880, to demolish an existing one-story, single-family dwelling, which was constructed straddling three lots (the project also proposes the construction of a new two-story over garage, single-family dwelling on each of the three subject lots) in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit Application.
24. 2003.0221D (T. WANG: (415) 558-6335)
44 NIANITIC AVENUE - northwest side between Panama Street and St. Charles Avenue; Lots 005 and 006 in Assessor's Block 7178 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.09.19.6879, to demolish an existing one-story, single-family dwelling, which was constructed straddling two lots (the project also proposes the construction of a new two-story over garage, single-family dwelling on each of the two subject lots) in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit Application.

F. PUBLIC COMMENT

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

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HOUSING ELEMENT FINAL DRAFT FOR PUBLIC REVIEW RELEASED

The *Housing Element* of the *General Plan* details the City's policies and programs for ensuring adequate and appropriate housing for current and future San Franciscans. Proposed amendments to the existing *Residence Element* include new policies to increase housing production through higher residential densities along transit corridors and downtown neighborhoods; encouragement of housing development in neighborhood commercial districts; reconsideration of residential parking requirements; and supporting construction of new family housing. This document also contains an analysis of San Francisco's housing needs, data on housing production trends, and an assessment of the City's capacity for new housing based on land supply and site opportunities.

Presentation of the proposed amendments before the Planning Commission has been scheduled for March 27, 2003. Additional public hearings before the Commission and the Board of Supervisors will be scheduled in April and May. Copies of the *Housing Element Final Draft for Public Review* can be obtained from the Planning Department (1660 Mission St., 5th Floor), local public libraries, and on-line (www.sfgov.org/planning/citywide/c1_housing_element.htm). For additional information, call 558-6251.

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

&

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, March 27, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

President: Shelley Bradford Bell

Vice-President: Michael J. Antonini

Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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1660 MISSION STREET, 5TH FLOOR RECEPTION

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0418T (P. LORD: (415) 558-6311)
Consideration of an Ordinance amending the San Francisco Planning Code by repealing Section 207.2 [Second Unit] in its entirety, adding new Section 207.2 and amending Section 209.1 to authorize one additional secondary unit limited to 750 square feet of gross floor area on a lot within 1250 feet of a Primary Transit Street or Transit Center and also within 1250 feet of a Neighborhood Commercial or Commercial zoning district, and constructed for the elderly or persons with physical disabilities and to prohibit the owner from legalizing an illegal unit pursuant to the provisions of this ordinance; by amending Sections 135(d), Table 151 of Section 151 and 307(g) to establish the amount of open space; and adopting findings.
(Proposed for Continuance to April 24, 2003)
2. 2002.0896C (B. FU: (415) 558-6613)
436 CLEMENTINA STREET - north side, between 5th and 6th Streets, Lot 062 in Assessor's Block 3732: Request for Conditional Use (CU) authorization under Planning Code Section 263.11 to allow Special Height Exceptions within the South of Market Residential Service District (RSD) with a 40-X/85-B Height and Bulk Designation. The proposed project would demolish the existing one-story, 5,000 square-foot warehouse and construct 28 residential units over a ground-floor commercial space, and ten off-street parking spaces within a new eight-story structure. The proposed structure would be approximately 75 feet in height.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Hearing of February 13, 2003)
NOTE: Although a public hearing was held on February 13, 2003, public comments remains open.
(Proposed for Continuance to April 24, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption - draft minutes February 20 and March 3, 2003
4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

7. 2003.0023Q (J. VOLLMANN: (415) 558-6612)
1562-1570 FELL STREET - south side between Lyon Street and Central Avenue, Lot 015 in Assessor's Block 1207 - Request for approval of a five-unit residential condominium conversion subdivision in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The proposal is to change the existing building to a condominium form of ownership and does not involve expansion, alteration, or demolition of the existing building.
Preliminary Recommendation: Approval of condominium conversion subdivision application.
8. 2003.0032C (J. VOLLMANN: (415) 558-6612)
1200 9TH AVENUE - southeast corner of 9th Avenue and Lincoln Way; Lot 051 and 052 in Assessor's Block 1742 - Request for conditional use authorization pursuant to Section 730.48 of the Planning Code to provide live entertainment and music within the existing 66-seat full-service restaurant, Canvas Café, and pursuant to Section 730.21 to increase the use size from approximately 4,000 to 4,200 square feet by providing outdoor seating on the front patio. The subject site is located in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
9. 2002.1117C (B. FU (415) 558-6613)
245 SOUTH VAN NESS AVENUE - northeast corner of South Van Ness Ave. and Erie Street, Lot 040, Assessor's Block 3530 - Request for Conditional Use authorization for a Preference 4 location to install a wireless telecommunications facility consisting of 12 panel antennas and related equipment at an existing three-story commercial structure as a part of Verizon's wireless telecommunications network within a C-M (Heavy Commercial) Zoning District and a 40-X Height and Bulk District, and subject to the Mission District Interim Controls.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of February 13, 2003)
10. 2003.0083C (D. DIBARTOLO: (415) 558-6291)
570 GREEN STREET - north side of Green Street between Stockton Street and Grant Avenue; Lot 020 in Assessor's Block 0116: Request for Conditional Use authorization to allow amplified live and recorded music (defined as "Other Entertainment" by Planning Code Section 790.38) in an existing restaurant and bar, d.b.a. "Amante," as required by Planning Code Section 722.48. Performances would occur on Saturday and Sunday between 9:00 p.m. and 12:00 a.m., and would consist of non-amplified and amplified live music performed by up to four jazz musicians. No alteration to the building or any other modifications to the operation of the bar are proposed. The site is in the North Beach Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
11. 2000.465M (T. OJEDA (415) 558-6251; J. JARAMILLO (415) 558-6318; J. LAU (415) 558-6383)
HOUSING ELEMENT UPDATE - FINAL DRAFT FOR PUBLIC REVIEW - Staff presentation of Housing Element Final Draft for Public Review released February 10, 2003. The Planning Commission will also consider a resolution of intention to adopt proposed amendments to the General Plan. The resolution of intention only enables the publication of a formal notice for a public hearing. It is at that future hearing that the Planning Commission would consider the proposed amendments to the General Plan under the provisions of Sections 340 and 306.3(b)(3) of the Planning Code. Proposed revisions will update the Residence Element adopted in 1990 and include an assessment of housing needs, new policies to increase housing production such as higher residential

densities along appropriate transit corridors and downtown neighborhoods; encouragement of housing development in neighborhood commercial districts; reconsideration of residential parking requirements; and policies supporting construction of new family housing. The Final Draft for Public Review incorporated modifications based on comments and other feedback received by the Planning Department in the first draft.

12. 2002.0260C (D. SIROIS: (415) 558-6313)
965-985 GENEVA AVENUE - south side of Geneva Avenue, between London and Paris Streets, Lots 006, 007, 008, 009 and 010 in Assessor's Block 6409 - Request for Conditional Use Authorization by AT&T Wireless Services Inc. to install a wireless telecommunications facility at the former Apollo Theater pursuant to Planning Code Section 712.83, which includes the installation of six panel antennas, and associated equipment in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The subject site is a Preference 2 location (co-location site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, 1996.
 Preliminary Recommendation: Approval with Conditions
 (Continued from Regular Meeting of March 13, 2003)

13. 2002.1120C (D. SIROIS: (415) 558-6313)
678 PORTOLA DRIVE - north side between Sydney Way & Woodside Avenue, Lot 004 in Assessor's Block 2892 (AKA Ebenezer Lutheran Church) - Request for Conditional Use authorization by Verizon to install a wireless telecommunications facility at the Ebenezer Lutheran Church pursuant to Planning Code Section 209.6(b), which includes the installation of 2 panel antennas, and associated equipment in an RH-1 (D) (Residential House One-Family Detached) District and a 40-X Height and Bulk District. The subject site is a preference 1 location (publicly-used structures) according to the *Wireless Telecommunications Services (WTS) Siting Guidelines, 1996*.
 Preliminary Recommendation: Approval with conditions
 (Continued from Regular Meeting of March 20, 2003)

- 14a. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 - Request for Conditional Use authorization for: (1) the construction of a building within a Residential District that would be taller than 40-feet pursuant to Planning Code Section 253(a); and (2) for the construction of a building that would have full lot coverage within the Rincon Hill Special Use District pursuant to Planning Code Section 249.1(b)(1)(B). The building would be 84-feet tall and contain up to 82 dwelling units. The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District and the Rincon Hill Special Use District / Residential Subdistrict.
 Preliminary Recommendation: Approval with Conditions
 (Continued from Regular Meeting of March 6, 2003)

- 14b. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 - A request for variances from (1) the exposure standard required under Planning Code Section 140; (2) the loading space standard required under Planning Code Section 152; (3) the setback standard for building mass above 50-feet as required under Planning Code Section 249.1(c)(3); (4) the frontage standard that requires at least 50-percent of all frontages be comprised of building entrances and display windows as mandated by

Planning Code Section 249.1(c)(1)(C); and (5) the requirement that restricts parking on the first and second levels being any closer than 25-feet horizontal distance from any street grade as mandated from Planning Code Section 249.1(c)(5)(C). The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District, and the Rincon Hill Special Use District / Residential Subdistrict. (Continued from Regular Meeting of March 6, 2003)

- 15a. 2002.0925ACV (M. SNYDER: (415) 575-6891)
639-699 2ND STREET - northeast corner of 2nd Street and Townsend Street, Lots 4 and 5 in Assessor's Block 3789 - Request for Conditional Use authorization under Planning Code Section 818.14 for the establishment of up to 112 dwelling units within the SSO (Service / Secondary Office) District, a 50-X Height and Bulk District, and the South End Historic District. The development would include up to 112 dwelling units, 155 off-street parking spaces, and two retail spaces on the ground floor.
Preliminary Recommendation: Approval with Conditions
- 15b. 2002.0925ACV (M. SNYDER: (415) 575-6891)
639-699 2ND STREET - northeast corner of 2nd Street and Townsend Street, Lots 4 and 5 in Assessor's Block 3789 -- Request for a Certificate of Appropriateness to demolish (as defined by Planning Code Section 1005(f)) a contributory structure within the SSO (Service / Secondary Office) District, a 50-X Height and Bulk District, and the South End Historic District and construct a new structure that would contain up to 112 dwelling units, 155 off-street parking spaces and two ground floor retail spaces. The project is to demolish the interior portion of the existing historic structure and construct a new structure that would incorporate the historic facades of the existing building. The property is within an SSO (Service / Secondary Office) District, a 50-X Height and Bulk District, and the South End Historic District.
Preliminary Recommendation: Approval
- 15c. 2002.0925ACV (M. SNYDER: (415) 575-6891)
639-699 2ND STREET - northeast corner of 2nd Street and Townsend Street, Lots 4 and 5 in Assessor's Block 3789 -- Request for a rear yard modification under Planning Code Section 134(e) rear yard open area in central courtyards and along the north side of the property, in association with the construction of 112 dwelling units. The property is within an SSO (Service / Secondary Office) District, a 50-X Height and Bulk District, and the South End Historic District.
16. 2002.1231C (S. VELLVE: (415) 558-6263)
1017 OCEAN AVENUE - south side between Harold and Lee Avenues, Lot 041 Assessor's Block 6945 - Request for Conditional Use Authorization by Verizon Wireless to install a wireless telecommunications facility at the subject property pursuant to Section 711.83, which includes three (3) panel antennas, and associated equipment in a NC-2 (Small-Scale Neighborhood Commercial) Zoning District, and a 40-X Height and Bulk District. Per the *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* the proposal is a Location Preference 2 (Co-Location Site).
Preliminary Recommendation: Approval with conditions.

E. DISCRETIONARY REVIEW HEARING

Approximately **5:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the

conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

17. 2002.1257D (S. VELLVE (415) 558-6263)
1225 CAPITOL AVENUE – west side between Ocean and DeMontfort Avenues; Lot 003 in Assessor's Block 6935 – Mandatory Discretionary Review under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.07.10.1031, to demolish a two-story, single-family dwelling to be replaced by a three-story, two-family dwelling in a RH-2 (House, Two-Family) Zoning District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.
(Continued from Regular Meeting of March 13, 2003)
18. 2002.0682D (T. WANG: (415) 558-6335)
263 DUBLIN STREET – southeast side between Russia Avenue and Crocker Amazon Park; Lot 0041 in Assessor's Block 6284 – Request of Discretionary Review of Building Permit Application No. 2002.04.11.3673, proposing to construct a two-story addition at the rear of the existing one-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
19. 2002.1310D (K. SIMONSON: (415) 558-6321)
2625-2627 BRODERICK STREET - west side between Green and Vallejo Streets, Lot 6 in Assessor's Block 955 – Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2002.10.23.9477, proposing to merge two dwelling units to create a single-family dwelling. The subject property is in an RH-1 (Residential, House, Single Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Hearing of March 20, 2003)
20. 2002.1164D (K. SIMONSON: (415) 558-6321)
2901-2925 SCOTT STREET - west side between Union and Filbert Streets, Lot 4 in Assessor's Block 945 – Request for Discretionary Review of Building Permit Application No. 2002.08.30.5396, proposing to construct a glass windscreen on a portion of the roof of a 3-story, 7-unit building. The subject property is in an RH-1 (Residential, House, Single Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
21. 2003.0259D (G. CABREROS: (415) 558-6169)
2825 BROADWAY - south side between Broderick and Baker Streets, Lot 014 in Assessor's Block 0963 -- Request for Discretionary Review of Building Permit Application No. 2002.09.20.7108, proposing to remove nine existing dormers and to construct nine new dormers and two skylights on the roof of a single-family residence located in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.

22. 2002.1267DD (D. JONES: (415) 558- 6477)
628 28TH STREET - north side between Douglass and Diamond Streets, Lot 015 in Assessor's Block 6605 - Request for Discretionary Review of Building Permit Application No. 2002.10.02.8026, proposing to construct a three-story rear horizontal extension, and to modify the existing pitched roof to a flat roof towards the rear of the three-story single-family dwelling located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR and approve the building permit as submitted.

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DOCUMENTS DEPT.

MAR 31 2003

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 3, 2003

1:30 PM

Regular Meeting

President: Shelley Bradford Bell

Vice-President: Michael J. Antonini

Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.1305C (M. SNYDER: (415) 575-6891)
1096 SOUTH VAN NESS AVENUE - northwest corner of South Van Ness Avenue and 22nd Street, Lot 10 in Assessor's Block 3615: Request for Conditional Use Authorization to establish a Full Service Restaurant/Bar and a "Place of Entertainment" that would be open until 2:00 am within a building that was previously used as a mortuary. Conditional Use Authorization is required for (1) hours of operation between 11:00 pm and 2:00 am pursuant to Planning Code Sections 710.27 and 790.48; (2) the establishment of other entertainment including dance hall uses pursuant to Planning Code Sections 710.48 and 790.38; and (3) the establishment of a full service restaurant and bar on the second floor of a building designed for a single tenant pursuant to Planning Code Section 186.1(b). No exterior alteration is proposed. The project is within an NC-1 (Neighborhood Commercial, Cluster) District, a 50-X Height and Bulk District, the Mission Alcoholic Restricted Special Use District, and the area subject to the Mission District Interim Controls (Board of Supervisor's Resolution 500-02).
Preliminary Recommendation: Pending
(Proposed for Continuance to April 10, 2003)
2. 2002.1065DD (K. McGEE: (415) 558-6367)
1469 18TH STREET - corner of 18th and Connecticut, Lot 27 in Assessor's Block 4036. Requests for Discretionary Review of Building Permit Application No. 2002.09.05.5714 to add an "Other Entertainment" use with a Police "Place of Entertainment" permit, doing business as the "Lingba Lounge," located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of March 6, 2003)
(Proposed for Continuance to April 10, 2003)
3. 2003.0139D (T. WANG: (415) 558-6335)
1835 19TH AVENUE - west side between Noriega and Ortega Streets; Lot 007 in Assessor's Block 2056 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.10.25.9921, to demolish an existing single-family dwelling (the project also proposes the construction of a new two-family dwelling, containing three stories above the street and one basement below the street) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit Application as submitted.
(Continued from Regular Meeting of March 13, 2003)
NOTE: On February 27, 2003, following public testimony, the Commission closed the public hearing and continued this matter to March 13, 2003 by a vote of +6 -0 (Commissioner William Lee was absent). Staff was instructed to review and correct inconsistencies in the reports. On March 13, 2003 this item was continued to April 3, 2003.
(Proposed for Continuance to April 24, 2003)

- 4a. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for Discretionary Review of Building Permit Application No. 2002.05.08.6090 proposing to construct a new two-story vertical and horizontal addition to the existing single-story over garage building with an attic level. The project proposes an increase from one to two dwelling units. The project is in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. The proposal also requires a front setback Variance for the second story, which will be considered by the Zoning Administrator.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of March 20, 2003)
NOTE: On March 20, 2003, following public testimony, the Commission closed the public hearing and continued this item to April 3, 2003 by a vote of +4-1 (Commissioner Feldstein voted No; Commissioners Boyd and Hughes were absent). Both Discretionary Review requestor and Project Sponsor were asked to explore possible alternatives to the plans.
(Proposed for Continuance to April 24, 2003)
- 4b. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for a front setback Variance for the construction of a new second story in an RH-2 (Residential, Two-Family House) District with a 40-X Height and Bulk Designation. The proposal also requires a request for Discretionary Review for the construction of a new two-story vertical and horizontal addition to the existing single-story over garage building with an attic level. The project proposes an increase from one to two dwelling units.
(Continued from Regular Meeting of March 20, 2003)
NOTE: On March 20, 2003, the Acting Zoning Administrator continued this item to April 3, 2003.
(Proposed for Continuance to April 24, 2003)
5. 2002.0475E (R. DEAN: 558-5980)
O'SHAUGHNESSY DAM DISCHARGE MODIFICATION PROJECT - O'Shaughnessy Dam is located at Hetch Hetchy Reservoir, in Yosemite National Park (Tuolumne County). **Appeal of a Preliminary Negative Declaration.** The area is accessed by Camp Mather Road off Highway 120. The project consists of modifying the piping at O'Shaughnessy Dam that controls discharge to the existing 108-inch Canyon Power Tunnel pipeline (or penstock) at the base of the dam, and the downstream water transmission system. The piping modification involves construction of a new 60-inch pipeline to allow withdrawal of water from a higher level in the reservoir, to be used when turbidity in the reservoir is above the allowable level. The project also involves demolition of the lower valve house. The purpose of the project is to improve the water quality and water supply from Hetch Hetchy Reservoir to the City and Country of San Francisco and its water customers by constructing a second higher outlet to the aqueduct from the reservoir
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Proposed for Continuance to May 1, 2003)
6. 2002.0778E (J. NAVARRETE: (415) 558-5975)
150 BROADWAY (AKA 190 BROADWAY) - Construction of Affordable Housing, Childcare Facility, Retail Space and Parking. Lot 011 of Assessor's Block 0141 - **Appeal of Preliminary Negative Declaration** for the proposed new construction of 87 affordable housing units, 41 off-street parking spaces (including 3 spaces for the City CarShare Program), a 3,500 square foot childcare facility, a community room, multi-purpose room

and offices associated with the residential use, 2,000 square feet of retail space, and one freight-loading space. The proposed project would consist of three separate buildings: one building would be three-stories tall, or approximately 40 feet in height; a second structure would be five-stories tall, or approximately 50 feet in height; and the third structure would be eight-stories tall, or approximately 80-feet tall. The proposed structures would contain approximately 128,000 gross square feet. The site is approximately 30,948 square feet in size and located at the northeast corner of Broadway and Battery Streets, with additional frontage on Front Street. The site currently contains a ground-level asphalt parking lot on a portion of the site and the remainder of the site is vacant. The site was also the former site of the Embarcadero Freeway off-ramp, and is owned by the City and County of San Francisco. The project site is located within a C-2 (Community Business) zoning district, the Northern Waterfront Special Use District No. 3, the Northeastern Historic District, and an 84-E height and bulk district. The proposed project requires Conditional Use Authorization and a Certificate of Appropriateness. Preliminary Recommendation: Uphold Preliminary Negative Declaration (Continued from Regular Meeting of March 20, 2003) **(Proposed for Continuance to May 8, 2003)**

- 7a. 2002.0388R (M. LUELLEN: (415) 558- 6478)
150 BROADWAY (aka 190 BROADWAY) - "Broadway Family Apartments," north side between Battery and Front Streets; Lot 011 in Assessors Block 0141: The proposal is to construct a new mid-rise building that will contain 87 units of affordable housing with retail, childcare, and community spaces, built over an underground parking level accessed from Front Street and containing up to 41 off-street spaces. This project is proposed for land that is owned by the City and County of San Francisco, which is currently under the jurisdiction of the Department of Public Works (DPW) and is partially leased to a parking vendor. The Board of Supervisors previously approved in principle the transfer of the property from DPW to the Mayor's Office of Housing for the development of affordable housing. A General Plan Referral is needed at this time in order for the Board of Supervisors to consider (a) lease disposition and development agreement that will allow the affordable housing developer, Chinatown Community Development Center (Chinatown CDC), to move forward with development activities, and (b) a future ground lease between the City and Chinatown CDC to be entered into at the start of construction. The subject property is zoned C-2 (Community Business), is in the Northern Waterfront S.U.D. No. 3, and in a 84-E Height and Bulk District. Preliminary Recommendation: Approval **(Proposed for Continuance to May 8, 2003)**
- 7b. 2002.0065KAC (M. LUELLEN: (415) 558- 6478)
150 BROADWAY (aka 190 BROADWAY) - Broadway Family Apartments, north side of Broadway between Battery and Front Streets. Assessors Block 141, Lot 11. The subject property is zoned C-2 (Community Business), is in the Northern Waterfront S.U. D. and is in a 84-E Height and Bulk District. The project requests a Certificate of Appropriateness for new construction within the Northeast Waterfront Historic District and a Conditional Use Authorization for a Planned Unit Development to construct a new mid-rise building that will contain 87 units of affordable housing with retail, and childcare, built over an underground parking level accessed from Front Street and containing 41 off-street spaces. Preliminary Recommendation: Approval with Conditions **(Proposed for Continuance to May 8, 2003)**

8. 2002.0430C (J. IONIN: (415) 558-6309)
378 10TH AVENUE, A.K.A. 389 9TH AVENUE AND A.K.A. 4500 GEARY BOULEVARD - northwest corner of 9th Avenue and Geary Boulevard; Lot 035 in Assessor's Block 1441 - Request for Conditional Use Authorization pursuant to Section 712.83 of the Planning Code to install a total of six antennas and related equipment for AT&T Wireless Services, on the roof of an existing three-story, 53-foot tall, industrial structure within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is both a co-location site and an industrial building in an NC-3 District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of March 13, 2003)
(Proposed for Continuance to May 15, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

9. Consideration of Adoption - draft minutes March 3, 2003.
10. Commission Comments/Questions

C. DIRECTOR'S REPORT

11. Director's Announcements
12. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

13. 2002.0657C (J. IONIN: (415) 558-6309)
3725 BUCHANAN STREET - west side between Beach Street and North Point Street; Lot 004 in Assessor's Block 0445A - Request for Conditional Use Authorization pursuant to Section 711.83 of the Planning Code to install a total of eight antennas and related equipment for Verizon Wireless, on the roof of an existing four-story, 45-foot tall, commercial structure within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a commercial building in an NC-2 District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of March 13, 2003)
14. 2002.0346CV (M LI: (415) 558-6396)
1301-1327 POLK STREET - northwest corner at Bush Street, Lot 003 in Assessor's Block 0667 - Request for Conditional Use Authorization under Section 41.13(a)(3) of the Administrative Code to replace residential hotel rooms with senior housing. The existing building, the Leland Hotel, contains 16 dwelling units, 22 residential hotel rooms, and 69 tourist hotel rooms. The proposed project is the conversion of the dwelling units, residential hotel rooms, and tourist hotel rooms to 72 dwelling units for low-income senior citizens. There will be no physical expansion of the existing building. Rear yard, usable open space, and dwelling unit exposure variances were granted by the Zoning Administrator on October 11, 2002.
Preliminary Recommendation: Approval with Conditions

15. 2001.0862HIX (D. ARGUMEDO: (415) 558-6284)
50-70 OAK STREET - north side between Van Ness Avenue and Franklin Street. Assessor's Block 834, Lots 5 and 7. Abbreviated Institutional Master Plan for the San Francisco Conservatory of Music. The Conservatory is currently located at the corner of Ortega Street and 19th Avenue, but is planning to relocate to 50-70 Oak Street. Therefore, the purpose of this hearing is for the receipt of public testimony only, and shall in no way constitute an approval or disapproval of the abbreviated Institutional Master plan by the Planning Commission. The subject property (50-70 Oak Street) is zoned C-3-G (Downtown, General) District and is in an 80-E Height and Bulk District. The project also requires the approval of a Permit to Alter by the Planning Commission to rehabilitate 50 Oak Street (a five-story-over basement, granite and polychrome terra cotta, Category II (Significant) Building), demolish 70 Oak Street and replace it with a new multi-story-over basement structure that will function as an addition to 50 Oak Street, to create a new facility for the San Francisco Conservatory of Music. Review by the Planning Commission to determine compliance under Section 309 of the Planning Code for a substantial alteration to a downtown building is also required. These two applications will be considered by the Planning Commission at a subsequent hearing on April 10, 2003. Preliminary Recommendation: No Action Required.
16. 2003.0037C (D. SIDER: (415) 558-6697)
165-167 TEXAS STREET - east side between 17th and Mariposa Streets; Lots 016, 017, and 018 in Assessor's Block 3986 - Request for Conditional Use Authorization to allow [1] the expansion of two existing dwelling units in a M-1 (Light Industrial) Zoning District pursuant to Planning Code Section 215(a) and [2] a revision to a previously built Planned Unit Development (PUD) pursuant to Planning Code Section 304 to allow further modification of Code Sections including the rear yard requirements of Section 134 and the dwelling unit exposure requirements of Section 140. The existing structure contains approximately 1,500 square feet of industrial space in a below-grade basement level, a 1,400 square foot parking garage and 500 square foot outdoor patio on the ground level, and two dwelling units occupying a total of roughly 3,000 square feet on the second and third levels. The proposal would construct a two-story addition atop the existing patio. The project would add approximately 500 square feet on the ground level to the existing industrial space and roughly 250 square feet on the second level for each of the two dwelling units. A 500 square foot outdoor patio would be provided on the roof of the proposed addition. The property is within a M-1 Zoning District, a 40-X Height and Bulk District, and the Industrial Protection Zone (IPZ) as set forth in Planning Commission Resolution Number 16202.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 20, 2003)
17. 2002.0967C (G. NELSON: (415) 558-6257)
2000 VAN NESS AVENUE - northeast corner of Van Ness Avenue and Jackson Street; Lot 005 in Assessor's Block 0595: Request for Conditional Use Authorization pursuant to Section 209.6(b) of the Planning Code to install a total of three (3) antennas and six (6) related equipment cabinets on the roof of an 8-story, 100-foot tall commercial structure, known as the Medical Arts Building, as part of Sprint's wireless telecommunications network within an RC-4 (Residential-Commercial Combined) District, the Van Ness Special Use District and an 80-D Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a wholly commercial structure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 13, 2003)

18. 2002.0395C (G. NELSON: (415) 558-6257)
417 31ST AVENUE - southwest corner at the intersection of Clement Street and 31st Avenue; Lot 001 in Assessor's Block 1463 - Request for Conditional Use Authorization pursuant to Section 710.83 of the Planning Code to install a total of six antennas and related equipment within the belfry of an existing two-story, 40-foot tall (58 feet to top of tower), publicly-used structure known as the Lincoln Park Presbyterian Church, as part of Cingular's wireless telecommunications network within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is a publicly-used structure.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 6, 2003)
- 19a. 2001.0041C~~D~~ (M. SNYDER: (415) 575-6891)
141-147 SOUTH PARK - south side between 3rd Street and Jack London Place, Lots 31 and 32, in Assessor's Block 3775: Request for Conditional Use Authorization to allow the demolition of a single-family house and the establishment of a parking lot for the adjacent light-industrial business, Standard Sheet Metal. Conditional Use Authorization is required under Planning Code Section 814.12 for the demolition of a dwelling unit. A replacement unit would be provided in neighboring building to the east at 135 South Park. The property is within the South Park District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 19b. 2001.0041C~~D~~ (M. SNYDER: (415) 575-6891)
141-147 SOUTH PARK -- south side between 3rd and Jack London Place, Lots 31 and 32, in Assessor's Block 3775. Mandatory Discretionary Review under Planning Commission Resolution 14844, the "Ballpark Vicinity Special Use District" interim policies, for the establishment of a surface parking lot within the Ballpark Vicinity Special Use District. The property is within the South Park District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
- 20a. 2002.0390C~~D~~ (A. LIGHT: (415) 558-6254)
1628 LARKIN STREET - east side between Washington and Clay Streets, Lot 17 in Assessor's Block 217 - Request for a Conditional Use Authorization to construct a building exceeding 40 feet in height in an R (Residential) District, the subject site is within an RM-3 (Residential, Mixed, Medium Density) District, and a 65-A Height and Bulk District. The proposed project is to demolish an existing small single-family house located at the rear of the property and to replace it with a four-story-over-garage, 50-foot high, residential building containing eight dwelling units in the buildable area (front portion) of the lot. Eight off-street parking spaces are proposed.
Preliminary Recommendation: Approval with Conditions
- 20b. 2002.0390C~~D~~ (A. LIGHT: (415) 558-6254)
1628 LARKIN STREET - east side between Washington and Clay Streets, Lot 17 in Assessor's Block 217 - Mandatory Discretionary Review pursuant to the Planning Commission's policy to review all demolitions of residential buildings. The subject site is within an RM-3 (Residential, Mixed, Medium Density) District, and a 65-A Height and Bulk District. The proposed project is to demolish an existing small single-family house located at the rear of the property and to replace it with a four-story-over-garage, 50-foot

high, residential building containing eight dwelling units in the buildable area (front portion) of the lot. Eight off-street parking spaces are proposed.

Preliminary Recommendation: Approval of project as proposed subject to any conditions imposed by the Conditional Use Authorization.

E. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

21. 2003.0084D (G. NELSON: (415) 558-6257)
23 WOOD STREET - west side between Euclid Avenue and Geary Boulevard; Lot 005 in Assessor's Block 1069 - Mandatory Discretionary Review, under the Planning Commission policy requiring review of all residential demolition permits, of Demolition Permit Application No. 2002.07.25.2322 proposing the demolition of a two-story single-family dwelling, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story two-family dwelling with two off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition
Continued from Regular Meeting of March 13, 2003)
22. 2002.1110DDD (G. NELSON (415) 558-6257)
323 26TH AVENUE - west side, between California and Clement Streets; Lot 003 in Assessor's Block 1407 - Staff-initiated Discretionary Review and requests for Discretionary Review by members of the public of Building Permit Application No. 2002.03.11.1078, proposing to substantially alter a three-story single-family house by extending the building to the front, rear, and side, adding a full fourth floor, and adding two additional dwelling units in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The altered building will contain three dwelling units and three off-street parking spaces.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of January 23, 2003)
23. 2003.0085D (E. TOPE: (415) 558-6316)
650 MYRA WAY - east side between Reposa Way and Omar Way; Lot 017 in Assessor's Block 2956A - Request for Discretionary Review of Building Permit Application No. 2002.10.02.8037S. The proposal would add a two story, 16-foot horizontal extension and a new second story deck to the rear of the existing two-story, single-family residence in a RH-1 (D), Residential, One-Family-Detached Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

24. 2003.0216D (J. TULLY: (415) 558-6372)
141 CARMEL STREET – south side between Shrader and Cole Streets; Lot 035 in Assessor's Block 1294 - Request for Discretionary Review of Building Permit Application No. 2002.11.05.0793. The proposal would add a two-story addition with deck and stair to the rear of the existing two-story, two-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
25. 2003.0044D (G. CABREROS: (415) 558-6169)
458 - 11th AVENUE -- east side between Geary Boulevard and Anza Street, Lot 030 in Assessor's Block 1534 -- Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Building Permit Application 2001.09.17.8447, proposing to demolish a two-story, two-unit residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The replacement project proposes new construction of a four-story, two-unit building.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

3F
C55
#14
4/10/03

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 10, 2003

1:30 PM

Regular Meeting

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

DOCUMENTS DEPT.

APR - 7 2003

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0162C (K. AMDUR: (415) 558-6351)
1624 CALIFORNIA STREET - north side between Polk Street and Van Ness Avenue; Lot 007 in Assessor's Block 0643 -- Request for conditional use authorization for the addition of "Other Entertainment," including DJs and live bands, to the existing bar d.b.a. "Bohemia." The entertainment use would only be permitted on the ground floor of the two-story building. The subject property is located in the Polk Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation:
(Proposed for Continuance to April 24, 2003)
2. 2003.0028XCV (A. LIGHT: (415) 558-6254)
150 POWELL STREET - southeast corner of Powell Street and O'Farrell Street, Lot 22 in Assessor's Block 0327 -- The applicant has requested approvals for two alternate, mutually exclusive uses, both of which would demolish three unrated buildings located on the project site, construct a new building connected to the east side of the existing 150 Powell Street building, and renovate that existing building, rated as Category IV under the Planning Code. The new construction and renovated 150 Powell Street building would have four stories, approximately 65 feet tall, and would include retail space, and a 3,600 gross square foot landscaped courtyard and lobby on the first floor. Both alternatives require a determination of compliance with the Planning Code pursuant to Section 309, with an exception to loading requirements. No parking would be provided as part of the Project. Alternative (1) would provide ground floor and mezzanine retail, with the upper three stories used for 45 units of time share condominiums, categorized as a "hotel" use under the Planning Code and requiring a Conditional Use authorization. The basement would be used as accessory spa and gymnasium space for fractional ownership residents. This alternative has no parking requirements. Alternative (2) would provide ground floor, basement, and mezzanine retail, with the upper three stories used for 45 dwelling units, all uses permitted as of right. This alternative requires an additional exception under Section 309 (rear yard), and also must obtain variances from residential parking (eleven spaces), dwelling unit exposure, and open space requirements, at a concurrent hearing before the Zoning Administrator. The subject site is within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.
Preliminary Recommendation:
(Proposed for Continuance to April 24, 2003)
3. 2002.1065DD (K. McGEE: (415) 558-6367)
1469 18TH STREET - corner of 18th and Connecticut, Lot 27 in Assessor's Block 4036. Requests for Discretionary Review of Building Permit Application No. 2002.09.05.5714 proposing to change the use to include "Other Entertainment" with a Police "Place of Entertainment" permit, doing business as the "Lingba Lounge," located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District.

Preliminary Recommendation: Pending
(Continued from Regular Meeting of April 3, 2003)
(Proposed for Continuance to April 24, 2003)

4. 2002.0277C (A. LIGHT: (415) 558-6254)
150 GOLDEN GATE AVENUE - north side between Jones and Leavenworth Streets, in Assessor's Block 344, Lot 4. Request for a Conditional Use authorization to construct a building exceeding 40 feet in height in an R (Residential) District, to determine an appropriate setback at the top portion of the front of the façade of the proposed building, and to allow an Institutional Use in an RC (Residential Commercial Combined) District. The subject property is zoned RC-4 (Residential-Commercial, Combined, High Density) District, is in the North of Market Special Use District, and is in an 80-120-T Height and Bulk District. The proposal is to demolish an existing four-story, approximately 88-foot high vacant building originally used as a lodge building for the Knights of Columbus, and most recently as office space. The existing building would be replaced with a new five-story, approximately 78'-0" high building that would house administrative and some on-site service functions of the St. Anthony Foundation which provides a variety of services to homeless and other disadvantaged individuals. The proposed facility at 150 Golden Gate would function as part of a larger campus of St. Anthony's and would specifically provide space for administrative offices, counseling, health and job training services, and, temporarily, some dining services, until a new dining and residential structure could be constructed across the street.
(Proposed for Continuance to May 1, 2003)
5. 2003.0042T (P. LORD: (415) 558-6311)
Consideration of an Ordinance amending the San Francisco Planning Code by amending Section 311 and 312 to require expanded public notice for major exterior alteration projects; requiring the Building and Planning Departments to issue implementing regulation within 90 days and report to the Board on the effectiveness of the ordinance no later than nine months thereafter; and adopting findings.
Preliminary Recommendation:
(Proposed for Continuance to April 24, 2003)
6. 2002.1305C (M. SNYDER: (415) 575-6891)
1096 SOUTH VAN NESS AVENUE - northwest corner of South Van Ness Avenue and 22nd Street, Lot 10 in Assessor's Block 3615: Request for Conditional Use Authorization to establish a Full Service Restaurant/Bar and a "Place of Entertainment" that would be open until 2:00 am within a building that was previously used as a mortuary. Conditional Use Authorization is required for (1) hours of operation between 11:00 pm and 2:00 am pursuant to Planning Code Sections 710.27 and 790.48; (2) the establishment of other entertainment including dance hall uses pursuant to Planning Code Sections 710.48 and 790.38; and (3) the establishment of a full service restaurant and bar on the second floor of a building designed for a single tenant pursuant to Planning Code Section 186.1(b). No exterior alteration is proposed. The project is within an NC-1 (Neighborhood Commercial, Cluster) District, a 50-X Height and Bulk District, the Mission Alcoholic Restricted Special Use District, and the area subject to the Mission District Interim Controls (Board of Supervisor's Resolution 500-02).
Preliminary Recommendation: Pending
(Continued from Regular Meeting of April 3, 2003)
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes March 6, 2003.
8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
11. PLANNING CODE FEE AMENDMENT ARTICLE 3.5, ADMINISTRATIVE CODE SECTION 31.21. Consideration of Resolution of Intent to initiate an amendment to Article 3.5 of the Planning Code and Section 31.21 of the Administrative Code. The purpose of this hearing is to set a future hearing date to initiate an adjustment and increase in various application fees consistent with the Department's 2003/2004 Fiscal Year Work Program.

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

12. 2002.1120C (D. SIROIS: (415) 558-6313)
678 PORTOLA DRIVE - north side between Sydney Way & Woodside Avenue, Lot 004 in Assessor's Block 2892 (AKA Ebenezer Lutheran Church) - Request for Conditional Use authorization by Verizon to install a wireless telecommunications facility at the Ebenezer Lutheran Church pursuant to Planning Code Section 209.6(b), which includes the installation of 2 panel antennas, and associated equipment in an RH-1 (D) (Residential House One-Family Detached) District and a 40-X Height and Bulk District. The subject site is a preference 1 location (publicly-used structures) according to the *Wireless Telecommunications Services (WTS) Siting Guidelines, 1996*.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of March 27, 2003)
NOTE: On March 27, 2003, after public testimony the Commission closed public hearing and entertained two motions: 1) Approval – the motion failed to carry by a vote of +3 -3. Commissioners Feldstein, S. Lee and Bradford-Bell voted no. Commissioner Boyd was absent. 2) Continuance to April 10, 2003 – passed by a vote +5 -0. Commissioner Boyd was absent.

D. REGULAR CALENDAR

13. 2001.0862E (C. ROOS: (415) 558-5981)
50 OAK STREET, SAN FRANCISCO CONSERVATORY OF MUSIC - Certification of Final Environmental Impact Report (FEIR) - The proposed project is the seismic upgrade and major alteration of the existing four- to five- story Category II, Significant Building at 50 Oak Street, and demolition of the adjacent three- to four- story building and new construction of a six-story structure at 70 Oak Street, for the San Francisco Conservatory of Music. The two structures would be combined into one, structurally integrated facility. The two existing buildings total about 91,000 gsf. The Conservatory of Music would contain about 125,000 gsf, including about 19,200 gsf of performance space; 17,000 gsf of performing support space; 26,500 gsf of educational studios and spaces; 7,500 gsf of administrative office space; 7,000 gsf of library space; 21,600 gsf of corridor and circulation space; and 26,200 gsf of service and storage space. Of the total

area, about 98,500 gsf are applicable to the FAR under the Planning Code. No parking spaces or loading spaces are proposed. The site occupies the north side of Oak Street, between the 25 Van Ness Avenue building and a parking lot at Hickory and Franklin Street, encompassing most of the half block bounded by Oak, Hickory, and Franklin Streets and Van Ness Avenue. The site includes Lots 5 and 7, in Assessor's Block 834. While the project would function as one building, it would appear as two buildings from Oak Street. The project requires a lot line adjustment to merge the existing lots; a Permit to Alter for 50 Oak Street, a Category II, Significant Building, under Planning Code, Article 11; review of substantial alterations to existing buildings in the C-3 Districts under Section 309, including a request for exceptions to bulk limits (for maximum building length and maximum diagonal dimension), and a revocable encroachment permit from the Department of Public Works, to occupy sub sidewalk vaults.

Preliminary Recommendation: Certify the EIR. Please note that the public review period for the Draft EIR ended at 5 pm, January 23, 2003.

- 14a. 2001.0862EKIH~~X~~ (A. LIGHT: (415) 558-6254)
50-70 OAK STREET - north side between Van Ness Avenue and Franklin Street, Assessor's Block 834, Lots 5 and 7 - Request for a Permit to Alter under Article 11 for a major alteration and addition to a Category II downtown building to provide a new facility for the relocated San Francisco Conservatory of Music. The subject property is zoned C-3-G (Downtown, General) District and is in an 80-E Height and Bulk District.

The proposed project is the seismic upgrade and major alteration of the existing four- to five- story Category II, Significant Building at 50 Oak Street, and demolition of the adjacent three- to four- story building and new construction of a six-story structure at 70 Oak Street, for the San Francisco Conservatory of Music. The two structures would be combined into one, structurally integrated facility. The two existing buildings total about 91,000 gsf. The Conservatory of Music would contain about 125,000 gsf, including about 19,200 gsf of performance space; 17,000 gsf of performing support space; 26,500 gsf of educational studios and spaces; 7,500 gsf of administrative office space; 7,000 gsf of library space; 21,600 gsf of corridor and circulation space; and 26,200 gsf of service and storage space. Of the total area, about 98,500 gsf are applicable to the FAR under the Planning Code. No parking spaces or loading spaces are proposed. The site occupies the north side of Oak Street, between the 25 Van Ness Avenue building and a parking lot at Hickory and Franklin Street, encompassing most of the half block bounded by Oak, Hickory, and Franklin Streets and Van Ness Avenue. The site includes Lots 5 and 7, in Assessor's Block 834. While the project would function as one building, it would appear as two buildings from Oak Street.

Preliminary Recommendation: Approval

- 14b. 2001.0862EKIH~~X~~ (A. LIGHT: (415) 558-6254)
50-70 OAK STREET - north side between Van Ness Avenue and Franklin Street, Assessor's Block 834, Lots 5 and 7 - Request for a Determination of Compliance under Section 309 of the Planning Code, with Exceptions, for a substantial alteration and addition to a Category II downtown building. An exception to the bulk requirements of Section 270 is requested pursuant to Sections 272 and 309(a)(9). The subject property is zoned C-3-G (Downtown, General) District and is in an 80-E Height and Bulk District.

The proposed project is the seismic upgrade and major alteration of the existing four- to five- story Category II, Significant Building at 50 Oak Street, and demolition of the adjacent three- to four- story building and new construction of a six-story structure at 70 Oak Street, for the San Francisco Conservatory of Music. The two structures would be combined into one, structurally integrated facility. The two existing buildings total about 91,000 gsf. The Conservatory of Music would contain about 125,000 gsf, including about

19,200 gsf of performance space; 17,000 gsf of performing support space; 26,500 gsf of educational studios and spaces; 7,500 gsf of administrative office space; 7,000 gsf of library space; 21,600 gsf of corridor and circulation space; and 26,200 gsf of service and storage space. Of the total area, about 98,500 gsf are applicable to the FAR under the Planning Code. No parking spaces or loading spaces are proposed. The site occupies the north side of Oak Street, between the 25 Van Ness Avenue building and a parking lot at Hickory and Franklin Street, encompassing most of the half block bounded by Oak, Hickory, and Franklin Streets and Van Ness Avenue. The site includes Lots 5 and 7, in Assessor's Block 834. While the project would function as one building, it would appear as two buildings from Oak Street.

Preliminary Recommendation: Approval with Conditions

- 15a. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 - Request for Conditional Use authorization for: (1) the construction of a building within a Residential District that would be taller than 40-feet pursuant to Planning Code Section 253(a); and (2) for the construction of a building that would have full lot coverage within the Rincon Hill Special Use District pursuant to Planning Code Section 249.1(b)(1)(B). The building would be 84-feet tall and contain up to 82 dwelling units. The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District and the Rincon Hill Special Use District / Residential Subdistrict.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of March 27, 2003)
- 15b. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 - A request for variances from (1) the exposure standard required under Planning Code Section 140; (2) the loading space standard required under Planning Code Section 152; (3) the setback standard for building mass above 50-feet as required under Planning Code Section 249.1(c)(3); (4) the frontage standard that requires at least 50-percent of all frontages be comprised of building entrances and display windows as mandated by Planning Code Section 249.1(c)(1)(C); and (5) the requirement that restricts parking on the first and second levels being any closer than 25-feet horizontal distance from any street grade as mandated from Planning Code Section 249.1(c)(5)(C). The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District, and the Rincon Hill Special Use District / Residential Subdistrict.
(Continued from Regular Meeting of March 27, 2003)
16. 2002.0333C (M. SNYDER: (415) 575-6891)
270-284 VALENCIA STREET (a.k.a. 17 BROSNAN STREET) - west side of Valencia Street between 14th Street and Brosnan Street and south side of Brosnan Street between Guerrero Street and Valencia Street, Lot 9 in Assessor's Block 3533 - Request for Conditional Use authorization to demolish the existing single story building containing an auto repair shop and a photography studio and to construct a new building that would be 50-feet in height and would contain 28 dwelling units, 28 off-street parking spaces, and approximately 3,500 square feet of ground floor commercial space that would face Valencia Street. The project requires Conditional Use authorization for: (1) the construction of dwelling units within a C-M (Heavy Commercial) District pursuant to Planning Code Section 215, (2) the demolition of a building containing an existing PDR (Production Distribution and Repair) business pursuant to Board of Supervisor's

Resolution 02-500 (the Mission District Interim Controls), and (3) for the construction of a residential project that would contain fewer than 25-percent Below Market Rate units within a C-M District pursuant to Board of Supervisor's Resolution 02-500. The project site is within a C-M (Heavy Commercial) District, a 50-X Height and Bulk District, a Mixed-use Housing Zone as designated in Planning Commission Resolution 16202, and the NEMIZ (Northeast Mission Industrial Zone) as designated in Board of Supervisor's Resolution 02-500.

Preliminary Recommendation: Approval with conditions

17. 2002.0657C (J. IONIN: (415) 558-6309)
3725 BUCHANAN STREET - west side between Beach Street and North Point Street; Lot 004 in Assessor's Block 0445A - Request for Conditional Use Authorization pursuant to Section 711.83 of the Planning Code to install a total of eight antennas and related equipment for Verizon Wireless, on the roof of an existing four-story, 45-foot tall, commercial structure within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a commercial building in an NC-2 District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of April 3, 2003)

E. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

18. 2002.1067D (M. SNYDER: (415) 575-6891)
87 MADDOX STREET - east side between Topeka Avenue and Quint Street, Lot 10 in Assessor's Block 5384c - Mandatory Discretionary Review of Demolition Permit Application No. 2002.04.15.3935 proposing to demolish the existing fire-damaged house and reconstruct it as it was with an addition at the rear. The property is within the RH-1 (House, One-family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
19. 2003.0052D (K. SIMONSON: 415-558-6321)
346 28th AVENUE - east side between California and Clement Streets, Lot 33 in Assessor's Block 1406 - Request for Discretionary Review of Building Permit Application No. 2001.12.26.5890, proposing to add a second unit to the existing single-family dwelling, construct a 3-story addition at the rear, and raise the building 6 feet to construct a garage. The subject property is in an RH-2 (Residential, House, Two Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as modified.
20. 2003.0033DD (G.NELSON: (415) 558-6257)
293 DOWNEY STREET - west side, between Ashbury and Frederick Streets, Lot 046 in Assessor's Block 1269 - Request for Discretionary Review of Building Permit Application

No. 2001.11.21.3668R3, proposing to add an 11'-6"x25'-0" addition to all four floors of the existing single family dwelling, located entirely within the buildable area of the lot, in an RH-2 (Residential House, Two-Family) District, and a 40-X Height/Bulk District. The proposal is also to create a second dwelling unit at the ground floor level and one additional off-street parking space within the existing garage. Alterations are proposed to the front and rear façades. This project has been revised since it was originally submitted, to comply with the Planning Commission's ruling on Discretionary Review Case No. 2002.0114DD on April 11, 2002. The submitted revisions have changed the scope of work, and new requests for DR have been filed.

Preliminary recommendation: Do not take Discretionary Review and approve as submitted.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) Responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

255
#14
collected
1/17/03

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, April 17, 2003*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursday, April 17, 2003* has been canceled. The next Regular Meeting of the Planning Commission will be held on *Thursday, April 24, 2003*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SHELLEY BRADFORD BELL
VICE-PRESIDENT	MICHAEL J. ANTONINI
COMMISSIONER	EDGAR E. BOYD
COMMISSIONER	LISA M. FELDSTEIN
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	SUE LEE
COMMISSIONER	WILLIAM L. LEE

GERALD G. GREEN, DIRECTOR OF PLANNING
LINDA D. AVERY, COMMISSION SECRETARY

DOCUMENTS DEPT.

APR 11 2003

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agenda

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 24, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

APR 21 2003

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

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Commission Secretary: Linda D. Avery

04-21-03A09:38 PWD

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0028XCV (A. LIGHT: (415) 558-6254)
150 POWELL STREET - southeast corner of Powell Street and O'Farrell Street, Lot 22 in Assessor's Block 0327 - The applicant has requested approvals for two alternate, mutually exclusive uses, both of which would demolish three un-rated buildings located on the project site, construct a new building connected to the east side of the existing 150 Powell Street building, and renovate that existing building, rated as Category IV under the Planning Code. The new construction and renovated 150 Powell Street building would be approximately 65 feet high, (four stories), and would include retail space, a 3,600 gross square foot landscaped courtyard, and a lobby on the first floor. Both alternatives require a determination of compliance with the Planning Code pursuant to Section 309, with an exception to loading requirements. No parking would be provided as part of the Project. Alternative (1) would provide ground floor and mezzanine retail, with the upper three stories used for 45 units of time share condominiums, categorized as a "hotel" use under the Planning Code and requiring a Conditional Use authorization. The basement would be used as accessory spa and gymnasium space for fractional ownership ("time-share") residents. This alternative has no parking requirements. Alternative (2) would provide ground floor, basement, and mezzanine retail, with the upper three stories used for 45 dwelling units, all uses permitted as of right. This alternative requires an additional exception under Section 309 (rear yard), and also must obtain variances from residential parking (eleven spaces), dwelling unit exposure, and open space requirements, at a concurrent hearing before the Zoning Administrator. The subject site is within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of April 10, 2003)
(Proposed for Continuance to May 8, 2003)
2. 2003.0093TZ (P. LORD: (415) 558-6311)
JACKSON SQUARE SPECIAL USE DISTRICT - consideration of an Ordinance amending the Planning Code to add Section 249.24 to establish the Jackson Square Special Use District, amending the Zoning Map Sectional Map No. 1 SU to show the boundaries of this District, requiring that within a portion of this district all ground floor and basement level office use be subject to conditional use authorization and in other specified portions be prohibited, requiring that within this District adult entertainment enterprises be prohibited, modifying the abandonment period for permitted conditional uses in this District, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1
Preliminary Recommendation: Approval with modifications
(Proposed for Continuance to May 8, 2003)

3. 2002.1065DD (K. McGEE: (415) 558-6367)
1469 18TH STREET - corner of 18th and Connecticut, Lot 27 in Assessor's Block 4036 - Requests for Discretionary Review of Building Permit Application No. 2002.09.05.5714 proposing to change the use to include "Other Entertainment" with a Police "Place of Entertainment" permit, doing business as the "Lingba Lounge," located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 3, 2003)
(Proposed for Continuance to May 8, 2003)
- 4a. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for Discretionary Review of Building Permit Application No. 2002.05.08.6090 proposing to construct a new two-story vertical and horizontal addition to the existing single-story over garage building with an attic level. The project proposes an increase from one to two dwelling units. The project is in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. The proposal also requires a front setback Variance for the second story, which will be considered by the Zoning Administrator.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of April 3, 2003)
NOTE: On March 20, 2003, following public testimony, the Commission closed the public hearing and continued this item to April 3, 2003 by a vote of +4-1 (Commissioner Feldstein voted No; Commissioners Boyd and Hughes were absent). Both Discretionary Review requestor and Project Sponsor were asked to explore possible alternatives to the plans.
(Proposed for Continuance to May 15, 2003)
- 4b. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for a front setback Variance for the construction of a new second story in an RH-2 (Residential, Two-Family House) District with a 40-X Height and Bulk Designation. The proposal also requires a request for Discretionary Review for the construction of a new two-story vertical and horizontal addition to the existing single-story over garage building with an attic level. The project proposes an increase from one to two dwelling units.
(Continued from Regular Meeting of April 3, 2003)
NOTE: On March 20, 2003, the Acting Zoning Administrator continued this item to April 3, 2003. On April 3, 2003, the Zoning Administrator continued this item to April 24, 2003.
(Proposed for Continuance to May 15, 2003)
5. 2002.0896C (B. FU: (415) 558-6613)
436 CLEMENTINA STREET - north side, between 5th and 6th Streets, Lot 062 in Assessor's Block 3732: Request for Conditional Use (CU) authorization under Planning Code Section 263.11 to allow Special Height Exceptions within the South of Market Residential Service District (RSD) with a 40-X/85-B Height and Bulk Designation. The proposed project would demolish the existing one-story, 5,000 square-foot warehouse and construct 28 residential units over a ground-floor commercial space, and ten off-street parking spaces within a new eight-story structure. The proposed structure would be approximately 75 feet in height.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Hearing of March 27, 2003)

**NOTE: Although a public hearing was held on February 13, 2003, public comments remains open.
(Proposed for Continuance to May 22, 2003)**

6. 2002.0207E (L. KIENKER: (415) 558-5970)
5894 MISSION STREET - Appeal of a Preliminary Mitigated Negative Declaration, on an irregular-shaped parcel (Assessor's Block 7143 – Lot 33), at the northeast corner of Mission Street, Sickles Avenue, and Huron Street. The proposed project involves the replacement/modernization of a gasoline station and construction of an AM/PM mini-mart, demolition of an existing Smog Pro building, removal and replacement of underground petroleum storage tanks (USTs), and partial site re-grading. The 1,680-gross-square-foot (gsf) project building would result in an approximately 50-gsf expansion of the 24-hour commercial operation. The project would retain the two Mission Street access points, eliminate a Huron Street access, eliminate a Sickles Avenue access near Mission Street, and retain the Sickles Avenue access closest to Huron Street. The approximately 18,000-gsf project site is located in the Outer Mission Neighborhood, is zoned NC-2 (Neighborhood Commercial) and is within the 40-X Height and Bulk District. Preliminary Recommendation: Uphold the Mitigated Negative Declaration.
(Proposed for Continuance to May 22, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption – draft minutes of March 20 and 27, 2003.
8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

11. 2002.1120C (D. SIROIS: (415) 558-6313)
678 PORTOLA DRIVE - north side between Sydney Way & Woodside Avenue, Lot 004 in Assessor's Block 2892 (AKA Ebenezer Lutheran Church) - Request for Conditional Use authorization by Verizon to install a wireless telecommunications facility at the Ebenezer Lutheran Church pursuant to Planning Code Section 209.6(b), which includes the installation of 2 panel antennas, and associated equipment in an RH-1 (D) (Residential House One-Family Detached) District and a 40-X Height and Bulk District. The subject site is a preference 1 location (publicly-used structures) according to the *Wireless Telecommunications Services (WTS) Siting Guidelines, 1996*.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 10, 2003)
NOTE: On March 27, 2003, after public testimony the Commission closed public hearing and entertained two motions: 1) Approval – the motion failed to carry by a

vote of +3 -3. Commissioners Feldstein, S. Lee and Bradford Bell voted no. Commissioner Boyd was absent. 2) Continuance to April 10, 2003 -- passed by a vote +6 -0. Commissioner Boyd was absent.

NOTE: On April 10, 2003, the Commission continued this matter to April 24, 2003.

12. 2003.0139D (T. WANG: (415) 558-6335)
1835 19TH AVENUE - west side between Noriega and Ortega Streets; Lot 007 in Assessor's Block 2056 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.10.25.9921, to demolish an existing single-family dwelling (the project also proposes the construction of a new two-family dwelling, containing three stories above the street and one basement below the street) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit Application as submitted.
(Continued from Regular Meeting of April 3, 2003)
NOTE: On February 27, 2003, following public testimony, the Commission closed the public hearing and continued this matter to March 13, 2003 by a vote of +6 -0 (Commissioner William Lee was absent). Staff was instructed to review and correct inconsistencies in the reports. On March 13, 2003 this item was continued to April 3, 2003. On April 3, 2003, the Commission continued the matter to April 24, 2003)

F. REGULAR CALENDAR

13. 2002.0782E: (J. NAVARRETE: (415) 558-5975)
CALIFORNIA ACADEMY OF SCIENCES PROJECT - Public Hearing on the Draft Environmental Impact Report - The California Academy of Sciences is in Golden Gate Park (Lot 1 of Assessor's Block 1700) along the easterly edge of the Music Concourse within a P (Public Use) district and an OS (Open Space) Height and Bulk District. The project would be to build a new CAS on the site of the existing facilities. The project would include demolition of 11 of the existing 12 buildings, and the removal of approximately 73 existing parking spaces. The project would retain and rehabilitate Simson African Hall in place. The Academy would retain its general location and orientation. The new facility would include three main levels above grade, two levels below grade, and a loading area at the southwestern portion of the project site. The new Academy building would be approximately 460 feet long and 280 feet wide, with the edges of the roof extending to approximately 520 feet long by 335 feet wide. The building would feature a landscaped roof, the base height of which would be less than 40 feet. Above the base, the landscaped roof would undulate to accommodate the Academy's major programmatic components beneath, with the two peak elements over the planetarium and rainforest exhibits reaching a height of about 67 feet, or approximately 13 feet beyond the highest existing point (Morrison Planetarium). These two peaks would be set back approximately 150 feet from the roof's edge along Academy Drive. Trellised portions of the roof would extend beyond the perimeter walls. The floor area would increase from approximately 350,000 sq. ft. to approximately 390,000 sq. ft. The footprint would decrease from approximately 240,000 sq. ft. to approximately 205,500 sq. ft. This increase in area on a smaller footprint is possible because the plans significantly increase basement level areas. Note: Written comments will be received at the Planning Department until 5:00 p.m., on April 29, 2003.
Preliminary Recommendation: No action required.
14. 2002.0657C (J. IONIN: (415) 558-6309)
3725 BUCHANAN STREET - west side between Beach Street and North Point Street; Lot 004 in Assessor's Block 0445A - Request for Conditional Use Authorization pursuant to

Section 711.83 of the Planning Code to install a total of eight antennas and related equipment for Verizon Wireless, on the roof of an existing four-story, 45-foot tall, commercial structure within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a commercial building in an NC-2 District.

Preliminary Recommendation: Approval with Conditions.

(Continued from Regular Meeting of April 10, 2003)

NOTE: Although a public hearing was held on April 10, 2003, public comment remains open.

15. 2002.0809E (R. AHMADI: (415) 558-5986)
VALENCIA GARDENS HOPE VI PUBLIC HOUSING PROJECT. Public Hearing on Draft Environmental Impact Report: Assessor's Block 3546, Lot 2 is approximately five acres and is located at 340-370 Valencia Street on the block bounded by Valencia, Guerrero, 14th, and 15th Streets in the Mission District of San Francisco. The proposed project would be the demolition of the existing Valencia Gardens public housing project which was found to be an historical resource, including 22 three-story residential buildings containing 246 rental units and 82 surface parking spaces and replacement construction of new public housing. The new construction would consist of 15 three-story buildings and two four-story buildings containing 290 residential units, a community center, a childcare center, a computer learning center, an outdoor child play space and other semi-public community open space; and 86 surface parking spaces. The proposed project would require Conditional Use authorization from the Planning Commission to determine qualification as a Planned Unit Development (PUD) under Section 304 of the City Planning Code.
Preliminary Recommendation: No action required
Note: Written comments will be received at the Planning Department until 5:00 p.m. on April 29, 2003.
16. 2003.0042T (P. LORD: (415) 558-6311)
MAJOR EXTERIOR ALTERATION NOTIFICATION - consideration of an Ordinance amending the San Francisco Planning Code by amending Section 311 and 312 to require expanded public notice for major exterior alteration projects; requiring the Building and Planning Departments to issue implementing regulation within 90 days and report to the Board of Supervisors on the effectiveness of the ordinance no later than nine months thereafter; and adopting findings.
Preliminary Recommendation: Approval with conditions
17. 2002.0418T (P. LORD: (415) 558-6311)
SECONDARY UNIT - Consideration of an Ordinance amending the San Francisco Planning Code by repealing Section 207.2 [Second Unit] in its entirety, adding new Section 207.2 and amending Section 209.1 to authorize one additional secondary unit limited to 750 square feet of gross floor area on a lot within 1250 feet of a Primary Transit Street or Transit Center and also within 1250 feet of a Neighborhood Commercial or Commercial zoning district, and constructed for the elderly or persons with physical disabilities and to prohibit the owner from legalizing an illegal unit pursuant to the provisions of this ordinance; by amending Sections 135(d), Table 151 of Section 151 and 307(g) to establish the amount of open space; and adopting findings.
Preliminary Recommendation: Approval with modifications
(Continued from Regular Calendar of March 27, 2003)
18. 2003.0162C (K. AMDUR: (415) 558-6351)
1624 CALIFORNIA STREET - north side between Polk Street and Van Ness Avenue; Lot 007 in Assessor's Block 0643 - Request for conditional use authorization pursuant to Planning Code Sections 723.48 and 790.38, for the addition of "Other Entertainment,"

including DJs and live bands, to the existing bar d.b.a. "Bohemia." No physical expansion of the bar is proposed. The entertainment use would be permitted only on the ground floor of the two-story building. The subject property is located in the Polk Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 10, 2003)

- 19a. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 - Request for Conditional Use authorization for: (1) the construction of a building within a Residential District that would be taller than 40-feet pursuant to Planning Code Section 253(a); and (2) for the construction of a building that would have full lot coverage within the Rincon Hill Special Use District pursuant to Planning Code Section 249.1(b)(1)(B). The building would be 84-feet tall and contain up to 82 dwelling units. The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District and the Rincon Hill Special Use District / Residential Subdistrict.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 10, 2003)
- 19b. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 - A request for variances from (1) the exposure standard required under Planning Code Section 140; (2) the loading space standard required under Planning Code Section 152; (3) the setback standard for building mass above 50-feet as required under Planning Code Section 249.1(c)(3); (4) the frontage standard that requires at least 50-percent of all frontages be comprised of building entrances and display windows as mandated by Planning Code Section 249.1(c)(1)(C); and (5) the requirement that restricts parking on the first and second levels being any closer than 25-feet horizontal distance from any street grade as mandated from Planning Code Section 249.1(c)(5)(C). The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District, and the Rincon Hill Special Use District / Residential Subdistrict.
(Continued from Regular Meeting of April 10, 2003)
20. 2002.0333C (M. SNYDER: (415) 575-6891)
270-284 VALENCIA STREET (a.k.a. 17 BROSNAN STREET) - west side of Valencia Street between 14th Street and Brosnan Street and south side of Brosnan Street between Guerrero Street and Valencia Street, Lot 9 in Assessor's Block 3533 - Request for Conditional Use authorization to demolish the existing single story building containing an auto repair shop and a photography studio and to construct a new building that would be 50-feet in height and would contain 28 dwelling units, 28 off-street parking spaces, and approximately 3,500 square feet of ground floor commercial space that would face Valencia Street. The project requires Conditional Use authorization for: (1) the construction of dwelling units within a C-M (Heavy Commercial) District pursuant to Planning Code Section 215, (2) the demolition of a building containing an existing PDR (Production Distribution and Repair) business pursuant to Board of Supervisor's Resolution 02-500 (the Mission District Interim Controls), and (3) for the construction of a residential project that would contain fewer than 25-percent Below Market Rate units within a C-M District pursuant to Board of Supervisor's Resolution 02-500. The project site is within a C-M (Heavy Commercial) District, a 50-X Height and Bulk District, a Mixed-use Housing Zone as designated in Planning Commission Resolution 16202, and

the NEMIZ (Northeast Mission Industrial Zone) as designated in Board of Supervisor's Resolution 02-500.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of April 10, 2003)

21.

(J. RUBIN: (415) 558-6310)

CENTRAL WATERFRONT NEIGHBORHOOD PLAN - informational presentation and update on the Central Waterfront Neighborhood Plan, part of the Better Neighborhoods Program. No action is required.

G. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

22.

2002.1184DD

(B. FU: (415) 558-6613)

620 CAROLINA STREET west side between 19th and 20th Streets; Lot 003 in Assessor's Block 4071 - Request for Discretionary Review of Building Permit Application No. 2002.07.23.2136 proposing to construct a third story addition, rear extension, and a new building facade to the existing two-story over garage building in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. Preliminary Recommendation: do not take Discretionary Review and approve the project as proposed.

23.

2003.0084D

(G. NELSON: (415) 558-6257)

23 WOOD STREET - west side between Euclid Avenue and Geary Boulevard; Lot 005 in Assessor's Block 1069 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.07.25.2322 proposing the demolition of a two-story single-family dwelling, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story two-family dwelling with two off-street parking spaces. Preliminary Recommendation: Do not take Discretionary Review and approve the demolition (Continued from Regular Meeting of April 3, 2003)

24.

2003.0113D

(M. WOODS: (415) 558-6315)

2545 GREENWICH STREET - south side between Scott and Divisadero Streets; Lot 021A in Assessor's Block 0944 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2002.09.12.6333, proposing to merge one unit on the second floor with one unit on the third floor, converting the three-unit building to a two-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the merger.

25. 2003.0217D (E. TOPE: (415) 558-6316)
250 GRANVILLE WAY - north side of Granville between Ulloa and Clairemont Blvd., Lot 022 in Assessor's Block 2976 - Request for Discretionary Review of Building Permit Application No. 2002.05.02.5598 proposing a second story rear horizontal extension for an existing single family dwelling in RH-1(D) (Residential House, One-Family, Detached Dwellings) Zoning District and a 40-X Height and Bulk District
Preliminary Recommendation: Do not take Discretionary Review.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

AMENDED SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 24, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

APR 24 2003

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President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0028XCV (A. LIGHT: (415) 558-6254)
150 POWELL STREET - southeast corner of Powell Street and O'Farrell Street, Lot 22 in Assessor's Block 0327 - The applicant has requested approvals for two alternate, mutually exclusive uses, both of which would demolish three un-rated buildings located on the project site, construct a new building connected to the east side of the existing 150 Powell Street building, and renovate that existing building, rated as Category IV under the Planning Code. The new construction and renovated 150 Powell Street building would be approximately 65 feet high, (four stories), and would include retail space, a 3,600 gross square foot landscaped courtyard, and a lobby on the first floor. Both alternatives require a determination of compliance with the Planning Code pursuant to Section 309, with an exception to loading requirements. No parking would be provided as part of the Project. Alternative (1) would provide ground floor and mezzanine retail, with the upper three stories used for 45 units of time share condominiums, categorized as a "hotel" use under the Planning Code and requiring a Conditional Use authorization. The basement would be used as accessory spa and gymnasium space for fractional ownership ("time-share") residents. This alternative has no parking requirements. Alternative (2) would provide ground floor, basement, and mezzanine retail, with the upper three stories used for 45 dwelling units, all uses permitted as of right. This alternative requires an additional exception under Section 309 (rear yard), and also must obtain variances from residential parking (eleven spaces), dwelling unit exposure, and open space requirements, at a concurrent hearing before the Zoning Administrator. The subject site is within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of April 10, 2003)
(Proposed for Continuance to May 8, 2003)
2. 2003.0093TZ (P. LORD: (415) 558-6311)
JACKSON SQUARE SPECIAL USE DISTRICT - consideration of an Ordinance amending the Planning Code to add Section 249.24 to establish the Jackson Square Special Use District, amending the Zoning Map Sectional Map No. 1 SU to show the boundaries of this District, requiring that within a portion of this district all ground floor and basement level office use be subject to conditional use authorization and in other specified portions be prohibited, requiring that within this District adult entertainment enterprises be prohibited, modifying the abandonment period for permitted conditional uses in this District, and making findings of consistency with the General Plan and priority policies of Planning Code Section 101.1
Preliminary Recommendation: Approval with modifications
(Proposed for Continuance to May 8, 2003)

3. 2002.1065DD (K. McGEE: (415) 558-6367)
1469 18TH STREET - corner of 18th and Connecticut, Lot 27 in Assessor's Block 4036 - Requests for Discretionary Review of Building Permit Application No. 2002.09.05.5714 proposing to change the use to include "Other Entertainment" with a Police "Place of Entertainment" permit, doing business as the "Lingba Lounge," located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 3, 2003)
(Proposed for Continuance to May 8, 2003)
- 4a. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for Discretionary Review of Building Permit Application No. 2002.05.08.6090 proposing to construct a new two-story vertical and horizontal addition to the existing single-story over garage building with an attic level. The project proposes an increase from one to two dwelling units. The project is in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. The proposal also requires a front setback Variance for the second story, which will be considered by the Zoning Administrator.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of April 3, 2003)
NOTE: On March 20, 2003, following public testimony, the Commission closed the public hearing and continued this item to April 3, 2003 by a vote of +4-1 (Commissioner Feldstein voted No; Commissioners Boyd and Hughes were absent). Both Discretionary Review requestor and Project Sponsor were asked to explore possible alternatives to the plans.
(Proposed for Continuance to May 15, 2003)
- 4b. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for a front setback Variance for the construction of a new second story in an RH-2 (Residential, Two-Family House) District with a 40-X Height and Bulk Designation. The proposal also requires a request for Discretionary Review for the construction of a new two-story vertical and horizontal addition to the existing single-story over garage building with an attic level. The project proposes an increase from one to two dwelling units.
(Continued from Regular Meeting of April 3, 2003)
NOTE: On March 20, 2003, the Acting Zoning Administrator continued this item to April 3, 2003. On April 3, 2003, the Zoning Administrator continued this item to April 24, 2003.
(Proposed for Continuance to May 15, 2003)
5. 2002.0896C (B. FU: (415) 558-6613)
436 CLEMENTINA STREET - north side, between 5th and 6th Streets, Lot 062 in Assessor's Block 3732: Request for Conditional Use (CU) authorization under Planning Code Section 263.11 to allow Special Height Exceptions within the South of Market Residential Service District (RSD) with a 40-X/85-B Height and Bulk Designation. The proposed project would demolish the existing one-story, 5,000 square-foot warehouse and construct 28 residential units over a ground-floor commercial space, and ten off-street parking spaces within a new eight-story structure. The proposed structure would be approximately 75 feet in height.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Hearing of March 27, 2003)

NOTE: Although a public hearing was held on February 13, 2003, public comments remains open.

(Proposed for Continuance to May 22, 2003)

6. 2002.0207E (L. KIENKER: (415) 558-5970)
5894 MISSION STREET - Appeal of a Preliminary Mitigated Negative Declaration, on an irregular-shaped parcel (Assessor's Block 7143 – Lot 33), at the northeast corner of Mission Street, Sickles Avenue, and Huron Street. The proposed project involves the replacement/modernization of a gasoline station and construction of an AM/PM mini-mart, demolition of an existing Smog Pro building, removal and replacement of underground petroleum storage tanks (USTs), and partial site re-grading. The 1,680-gross-square-foot (gsf) project building would result in an approximately 50-gsf expansion of the 24-hour commercial operation. The project would retain the two Mission Street access points, eliminate a Huron Street access, eliminate a Sickles Avenue access near Mission Street, and retain the Sickles Avenue access closest to Huron Street. The approximately 18,000-gsf project site is located in the Outer Mission Neighborhood, is zoned NC-2 (Neighborhood Commercial) and is within the 40-X Height and Bulk District. Preliminary Recommendation: Uphold the Mitigated Negative Declaration.
(Proposed for Continuance to May 22, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption – draft minutes of March 20 and 27, 2003.
8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

11. 2002.1120C (D. SIROIS: (415) 558-6313)
678 PORTOLA DRIVE - north side between Sydney Way & Woodside Avenue, Lot 004 in Assessor's Block 2892 (AKA Ebenezer Lutheran Church) - Request for Conditional Use authorization by Verizon to install a wireless telecommunications facility at the Ebenezer Lutheran Church pursuant to Planning Code Section 209.6(b), which includes the installation of 2 panel antennas, and associated equipment in an RH-1 (D) (Residential House One-Family Detached) District and a 40-X Height and Bulk District. The subject site is a preference 1 location (publicly-used structures) according to the *Wireless Telecommunications Services (WTS) Siting Guidelines, 1996*. Preliminary Recommendation: Approval with conditions (Continued from Regular Meeting of April 10, 2003)

NOTE: On March 27, 2003, after public testimony the Commission closed public hearing and entertained two motions: 1) Approval – the motion failed to carry by a

vote of +3 -3. Commissioners Feldstein, S. Lee and Bradford Bell voted no. Commissioner Boyd was absent. 2) Continuance to April 10, 2003 -- passed by a vote +6 -0. Commissioner Boyd was absent.

NOTE: On April 10, 2003, the Commission continued this matter to April 24, 2003.

12. 2003.0139D (T. WANG: (415) 558-6335)
1835 19TH AVENUE - west side between Noriega and Ortega Streets; Lot 007 in Assessor's Block 2056 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.10.25.9921, to demolish an existing single-family dwelling (the project also proposes the construction of a new two-family dwelling, containing three stories above the street and one basement below the street) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit Application as submitted.
(Continued from Regular Meeting of April 3, 2003)
NOTE: On February 27, 2003, following public testimony, the Commission closed the public hearing and continued this matter to March 13, 2003 by a vote of +6 -0 (Commissioner William Lee was absent). Staff was instructed to review and correct inconsistencies in the reports. On March 13, 2003 this item was continued to April 3, 2003. On April 3, 2003, the Commission continued the matter to April 24, 2003)
13. 2003.0084D (G. NELSON: (415) 558-6257)
23 WOOD STREET - west side between Euclid Avenue and Geary Boulevard; Lot 005 in Assessor's Block 1069 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.07.25.2322 proposing the demolition of a two-story single-family dwelling, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story two-family dwelling with two off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition
(Continued from Regular Meeting of April 3, 2003)
NOTE: On April 3, 2003, following public comment, the Commission closed the public hearing and entertained two motions: 1) to not take Discretionary Review and approve the Project. The motion failed to carry by a vote of +3-3. Commissioners Feldstein, Hughes, and S. Lee voted No. Commissioner Boyd was absent. 2) to continue the item to April 24, 2003, to allow absent Commissioner to participate in final action, passed by a vote of +4-2. Commissioners Feldstein and Hughes voted No. Commissioner Boyd was absent.

F. REGULAR CALENDAR

14. 2002.0782E: (J. NAVARRETE: (415) 558-5975)
CALIFORNIA ACADEMY OF SCIENCES PROJECT - **Public Hearing on the Draft Environmental Impact Report** - The California Academy of Sciences is in Golden Gate Park (Lot 1 of Assessor's Block 1700) along the easterly edge of the Music Concourse within a P (Public Use) district and an OS (Open Space) Height and Bulk District. The project would be to build a new CAS on the site of the existing facilities. The project would include demolition of 11 of the existing 12 buildings, and the removal of approximately 73 existing parking spaces. The project would retain and rehabilitate Simson African Hall in place. The Academy would retain its general location and orientation. The new facility would include three main levels above grade, two levels below grade, and a loading area at the southwestern portion of the project site. The new Academy building would be approximately 460 feet long and 280 feet wide, with the

edges of the roof extending to approximately 520 feet long by 335 feet wide. The building would feature a landscaped roof, the base height of which would be less than 40 feet. Above the base, the landscaped roof would undulate to accommodate the Academy's major programmatic components beneath, with the two peak elements over the planetarium and rainforest exhibits reaching a height of about 67 feet, or approximately 13 feet beyond the highest existing point (Morrison Planetarium). These two peaks would be set back approximately 150 feet from the roof's edge along Academy Drive. Trellised portions of the roof would extend beyond the perimeter walls. The floor area would increase from approximately 350,000 sq. ft. to approximately 390,000 sq. ft. The footprint would decrease from approximately 240,000 sq. ft. to approximately 205,500 sq. ft. This increase in area on a smaller footprint is possible because the plans significantly increase basement level areas. Note: Written comments will be received at the Planning Department until 5:00 p.m., on April 29, 2003.
Preliminary Recommendation: No action required.

15. 2002.0657C (J. IONIN: (415) 558-6309)
3725 BUCHANAN STREET - west side between Beach Street and North Point Street; Lot 004 in Assessor's Block 0445A - Request for Conditional Use Authorization pursuant to Section 711.83 of the Planning Code to install a total of eight antennas and related equipment for Verizon Wireless, on the roof of an existing four-story, 45-foot tall, commercial structure within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a commercial building in an NC-2 District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of April 10, 2003)
NOTE: Although a public hearing was held on April 10, 2003, public comment remains open.
16. 2002.0809E (R. AHMADI: (415) 558-5986)
VALENCIA GARDENS HOPE VI PUBLIC HOUSING PROJECT. Public Hearing on Draft Environmental Impact Report: Assessor's Block 3546, Lot 2 is approximately five acres and is located at 340-370 Valencia Street on the block bounded by Valencia, Guerrero, 14th, and 15th Streets in the Mission District of San Francisco. The proposed project would be the demolition of the existing Valencia Gardens public housing project which was found to be an historical resource, including 22 three-story residential buildings containing 246 rental units and 82 surface parking spaces and replacement construction of new public housing. The new construction would consist of 15 three-story buildings and two four-story buildings containing 290 residential units, a community center; a childcare center; a computer learning center; an outdoor child play space and other semi-public community open space; and 86 surface parking spaces. The proposed project would require Conditional Use authorization from the Planning Commission to determine qualification as a Planned Unit Development (PUD) under Section 304 of the City Planning Code.
Preliminary Recommendation: No action required
Note: Written comments will be received at the Planning Department until 5:00 p.m. on April 29, 2003.
17. 2003.0042T (P. LORD: (415) 558-6311)
MAJOR EXTERIOR ALTERATION NOTIFICATION - consideration of an Ordinance amending the San Francisco Planning Code by amending Section 311 and 312 to require expanded public notice for major exterior alteration projects; requiring the Building and Planning Departments to issue implementing regulation within 90 days and report to the Board of Supervisors on the effectiveness of the ordinance no later than nine months thereafter; and adopting findings.
Preliminary Recommendation: Approval with conditions

18. 2002.0418T (P. LORD: (415) 558-6311)
SECONDARY UNIT - Consideration of an Ordinance amending the San Francisco Planning Code by repealing Section 207.2 [Second Unit] in its entirety, adding new Section 207.2 and amending Section 209.1 to authorize one additional secondary unit limited to 750 square feet of gross floor area on a lot within 1250 feet of a Primary Transit Street or Transit Center and also within 1250 feet of a Neighborhood Commercial or Commercial zoning district, and constructed for the elderly or persons with physical disabilities and to prohibit the owner from legalizing an illegal unit pursuant to the provisions of this ordinance; by amending Sections 135(d), Table 151 of Section 151 and 307(g) to establish the amount of open space; and adopting findings.
Preliminary Recommendation: Approval with modifications
(Continued from Regular Calendar of March 27, 2003)
19. 2003.0162C (K. AMDUR: (415) 558-6351)
1624 CALIFORNIA STREET - north side between Polk Street and Van Ness Avenue; Lot 007 in Assessor's Block 0643 - Request for conditional use authorization pursuant to Planning Code Sections 723.48 and 790.38, for the addition of "Other Entertainment," including DJs and live bands, to the existing bar d.b.a. "Bohemia." No physical expansion of the bar is proposed. The entertainment use would be permitted only on the ground floor of the two-story building. The subject property is located in the Polk Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 10, 2003)
- 20a. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 - Request for Conditional Use authorization for: (1) the construction of a building within a Residential District that would be taller than 40-feet pursuant to Planning Code Section 253(a); and (2) for the construction of a building that would have full lot coverage within the Rincon Hill Special Use District pursuant to Planning Code Section 249.1(b)(1)(B). The building would be 84-feet tall and contain up to 82 dwelling units. The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District and the Rincon Hill Special Use District / Residential Subdistrict.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 10, 2003)
- 21b. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 - A request for variances from (1) the exposure standard required under Planning Code Section 140; (2) the loading space standard required under Planning Code Section 152; (3) the setback standard for building mass above 50-feet as required under Planning Code Section 249.1(c)(3); (4) the frontage standard that requires at least 50-percent of all frontages be comprised of building entrances and display windows as mandated by Planning Code Section 249.1(c)(1)(C); and (5) the requirement that restricts parking on the first and second levels being any closer than 25-feet horizontal distance from any street grade as mandated from Planning Code Section 249.1(c)(5)(C). The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District, and the Rincon Hill Special Use District / Residential Sub district.
(Continued from Regular Meeting of April 10, 2003)

22. 2002.0333C (M. SNYDER: (415) 575-6891)
270-284 VALENCIA STREET (a.k.a. 17 BROSNAN STREET) - west side of Valencia Street between 14th Street and Brosnan Street and south side of Brosnan Street between Guerrero Street and Valencia Street, Lot 9 in Assessor's Block 3533 - Request for Conditional Use authorization to demolish the existing single story building containing an auto repair shop and a photography studio and to construct a new building that would be 50-feet in height and would contain 28 dwelling units, 28 off-street parking spaces, and approximately 3,500 square feet of ground floor commercial space that would face Valencia Street. The project requires Conditional Use authorization for: (1) the construction of dwelling units within a C-M (Heavy Commercial) District pursuant to Planning Code Section 215, (2) the demolition of a building containing an existing PDR (Production Distribution and Repair) business pursuant to Board of Supervisor's Resolution 02-500 (the Mission District Interim Controls), and (3) for the construction of a residential project that would contain fewer than 25-percent Below Market Rate units within a C-M District pursuant to Board of Supervisor's Resolution 02-500. The project site is within a C-M (Heavy Commercial) District, a 50-X Height and Bulk District, a Mixed-use Housing Zone as designated in Planning Commission Resolution 16202, and the NEMIZ (Northeast Mission Industrial Zone) as designated in Board of Supervisor's Resolution 02-500.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 10, 2003)
23. (J. RUBIN: (415) 558-6310)
CENTRAL WATERFRONT NEIGHBORHOOD PLAN - informational presentation and update on the Central Waterfront Neighborhood Plan, part of the Better Neighborhoods Program. No action is required.

G. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

24. 2002.1184DD (B. FU: (415) 558-6613)
620 CAROLINA STREET west side between 19th and 20th Streets; Lot 003 in Assessor's Block 4071 - Request for Discretionary Review of Building Permit Application No. 2002.07.23.2136 proposing to construct a third story addition, rear extension, and a new building facade to the existing two-story over garage building in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.
Preliminary Recommendation: do not take Discretionary Review and approve the project as proposed.
25. 2003.0113D (M. WOODS: (415) 558-6315)
2545 GREENWICH STREET - south side between Scott and Divisadero Streets; Lot 021A in Assessor's Block 0944 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2002.09.12.6333, proposing to merge one unit on the second floor with

one unit on the third floor, converting the three-unit building to a two-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the merger.

26. 2003.0217D (E. TOPE: (415) 558-6316)
250 GRANVILLE WAY - north side of Granville between Ulloa and Clairemont Blvd., Lot 022 in Assessor's Block 2976 - Request for Discretionary Review of Building Permit Application No. 2002 05.02.5598 proposing a second story rear horizontal extension for an existing single family dwelling in RH-1(D) (Residential House, One-Family, Detached Dwellings) Zoning District and a 40-X Height and Bulk District
Preliminary Recommendation: Do not take Discretionary Review.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 1, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

APR 28 2003

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2001.0062E (T. CHAN: (415) 558-5982)
491 BAYSHORE BOULEVARD - HOME DEPOT PROJECT - Assessor's Block 5598, Lots 8, 9, 11, 13, 15, 16, 18, 21, and 28; **PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT.** The proposed project consists of demolition of two vacant buildings, totaling 107,346 square feet (sq.ft.), and construction of a home improvement store (Home Depot). The 153,089-sq.ft.-project would consist of a two-story main store with approximately 96,250 sq.ft. on the main floor, 38,405 sq.ft. on the second floor, a 9,888-sq.-ft. enclosed greenhouse and an approximately 8,546-sq.ft. outdoor-garden center. A separate parking garage consisting of two levels plus rooftop parking totaling 550 parking spaces would also be constructed on this 5.73-acre site. The buildings would be approximately 40 feet in height. Vehicular access to the parking garage would be from Bayshore Boulevard, where Cortland Avenue dead-ends into Bayshore Boulevard, and secondary access would be on Loomis and Waterloo Streets. A customer pick-up lane would be provided on the ground level of the parking facility with egress onto Bayshore Boulevard, just north of the Cortland Avenue intersection. Four freight-loading spaces would be provided. The project is located within the Bayview/Hunters Point neighborhood. The site is within the Planning Commission's adopted Industrial Protection Zone (IPZ) and is located in a M-1 (Light Industrial) zoning district and within a 65-J height and bulk district.
Preliminary Recommendation: No Action Required. Public hearing to receive comments only.
Note: Written comments will be received at the Planning Department until 5:00 p.m. on May 19, 2003.
(Proposed for Continuance to May 15, 2003)
2. 2003.0189D (G. CABREROS: (415) 558-6169)
529 21ST AVENUE - west side between Anza and Baiboa Streets, Lot 004 in Assessor's Block 1564 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.06.14.9077 proposing to demolish a one-story single-family residence, in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk District. The project also proposes the construction of a new four-story, two-family dwelling on the site.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of March 13, 2003)
(Proposed for Continuance to May 22, 2003)
3. 2003.0222D (B. FU: (415) 558-6613)
203 OGDEN AVENUE - north side of Ogden Avenue between Anderson and Ellsworth Streets, lot 011 in Assessor's block 5724 - Mandatory Discretionary Review for Building Permit Application No. 2002.11.18.1677 to reduce the number of dwelling units in the two-story over garage structure from two units to one unit in a RH-1 (Residential, One-Family House) District with a 40-X Height and Bulk Designation.

NOTE: Mandatory Discretionary Review is no longer required and the Department is withdrawing the Discretionary Review.

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes April 3 and 10, 2003.
5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

8. 2002.0657C (J. IONIN: (415) 558-6309)
3725 BUCHANAN STREET - west side between Beach Street and North Point Street; Lot 004 in Assessor's Block 0445A - Request for Conditional Use Authorization pursuant to Section 711.83 of the Planning Code to install a total of eight antennas and related equipment for Verizon Wireless, on the roof of an existing four-story, 45-foot tall, commercial structure within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 4 as it is a commercial building in an NC-2 District.

Preliminary Recommendation: Approval with Conditions.

(Continued from Regular Meeting of April 10, 2003)

NOTE: On April 10, 2003 the Commission continued this item to April 24, 2003. Public Comment remained open. On April 24, 2003, following public comment, the Commission closed the public hearing and entertained two motions: 1) to approve the project. The motion failed to carry by a vote of +3-2. Commissioners Feldstein, and S. Lee voted No. Commissioners Bradford Bell and Boyd were absent. 2) to continue the item to May 1, 2003, to allow absent Commissioners to participate in the final action, passed by a vote of +5-0. Commissioners Bradford Bell and Boyd were absent.

- 9a. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 - Request for Conditional Use authorization for: (1) the construction of a building within a Residential District that would be taller than 40-feet pursuant to Planning Code Section 253(a); and (2) for the construction of a building that would have full lot coverage within the Rincon Hill Special Use District pursuant to Planning Code Section 249.1(b)(1)(B). The building would be 84-feet tall and contain up to 82 dwelling units. The subject property is within a RC-4 (Residential-Commercial Mixed, High Density)

District, an 84-R Height and Bulk District and the Rincon Hill Special Use District / Residential Subdistrict.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of April 10, 2003)

NOTE: On April 24, 2003, following public comment, the Commission closed the public hearing and entertained two motions: 1) to approve the project with amendments. The motion failed to carry by a vote of +3-1. Commissioner S. Lee voted No. Commissioners Bradford Bell, Boyd and W. Lee were absent. 2) to continue the item to May 1, 2003, to allow absent Commissioners to participate in the final action, passed by a vote of +4-0. Commissioners Bradford Bell, Boyd and W. Lee were absent.

- 9b. 2002.0446CEKV (M. SNYDER: (415) 575-6891)
40-50 LANSING STREET (A.K.A. 35 GUY PLACE) - a through lot that faces Lansing Street on its south side and Guy Place on its north side, within the block surrounded by First Street, Harrison Street, Essex Street, and Folsom Street, Lot 11 in Assessor's Block 3749 - A request for variances from (1) the exposure standard required under Planning Code Section 140; (2) the loading space standard required under Planning Code Section 152; (3) the setback standard for building mass above 50-feet as required under Planning Code Section 249.1(c)(3); (4) the frontage standard that requires at least 50-percent of all frontages be comprised of building entrances and display windows as mandated by Planning Code Section 249.1(c)(1)(C); and (5) the requirement that restricts parking on the first and second levels being any closer than 25-feet horizontal distance from any street grade as mandated from Planning Code Section 249.1(c)(5)(C). The subject property is within a RC-4 (Residential-Commercial Mixed, High Density) District, an 84-R Height and Bulk District, and the Rincon Hill Special Use District / Residential Sub district. (Continued from Regular Meeting of April 10, 2003)
NOTE: On April 24, 2003, following public comment, the Zoning Administrator closed the public hearing and continued this item to May 1, 2003.

10. 2003.0113D (M. WOODS: (415) 558-6315)
2545 GREENWICH STREET - south side between Scott and Divisadero Streets; Lot 021A in Assessor's Block 0944 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2002.09.12.6333, proposing to merge one unit on the second floor with one unit on the third floor, converting the three-unit building to a two-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the merger.
NOTE: On April 24, 2003, following public comment, the Commission closed the public hearing and entertained two motions: 1) to not take Discretionary Review and approve the merger. The motion failed to carry by a vote of +2-2. Commissioners Feldstein and Hughes voted No. Commissioners Bradford Bell, Boyd and W. Lee were absent. 2) to continue the item to May 1, 2003, to allow absent Commissioners to participate in the final action, passed by a vote of +4-0. Commissioners Bradford Bell, Boyd and W. Lee were absent.

F. REGULAR CALENDAR

11. 2002.0475E (R. DEAN: 558-5980)
O'SHAUGHNESSY DAM DISCHARGE MODIFICATION PROJECT - O'Shaughnessy Dam is located at Hetch Hetchy Reservoir, in Yosemite National Park (Tuolumne County). The area is accessed by Camp Mather Road off Highway 120. **Appeal of a Preliminary Mitigated Negative Declaration.** The project consists of modifying the piping at O'Shaughnessy Dam that controls discharge to the existing 108-inch Canyon

Power Tunnel pipeline (or penstock) at the base of the dam, and the downstream water transmission system. The piping modification involves construction of a new 60-inch pipeline to allow withdrawal of water from a higher level in the reservoir, to be used when turbidity in the reservoir is above the allowable level. The project also involves demolition of the lower valve house. The purpose of the project is to improve the water quality and water supply from Hetch Hetchy Reservoir to the City and County of San Francisco and its water customers by constructing a second higher outlet to the aqueduct from the reservoir.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Continued from Regular Meeting of April 3, 2003)

12. 2002.0277C (A. LIGHT: (415) 558-6254)
150 GOLDEN GATE AVENUE - north side between Jones and Leavenworth Streets, in Assessor's Block 344, Lot 4. Request for a Conditional Use authorization to construct a building exceeding 40 feet in height in an R (Residential) District, to determine an appropriate setback at the top portion of the front of the façade of the proposed building, and to allow an Institutional Use in an RC (Residential Commercial Combined) District. The subject property is zoned RC-4 (Residential-Commercial, Combined, High Density) District, is in the North of Market Special Use District, and is in an 80-120-T Height and Bulk District. The proposal is to demolish an existing four-story, approximately 88-foot high vacant building originally used as a lodge building for the Knights of Columbus, and most recently as office space. The existing building would be replaced with a new five-story, approximately 78'-0" high building that would house administrative and some on-site service functions of the St. Anthony Foundation which provides a variety of services to homeless and other disadvantaged individuals. The proposed facility at 150 Golden Gate would function as part of a larger campus of St. Anthony's and would specifically provide space for administrative offices, counseling, health and job training services, and, temporarily, some dining services, until a new dining and residential structure could be constructed across the street.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 10, 2003)
13. 2003.0220C (S. VELLVE: (415) 558-6263)
495 CASTRO STREET - east side between 17th and 18th Streets, Lot 057 in Assessor's Block 3582 - Request to amend a previously authorized Conditional Use pursuant to Section 303(e) of the Planning Code to modify Condition No. 2 of Motion No. 14332 that limited the use to a yogurt/ice cream store. The new Conditional Use would permit a small-self service restaurant (Bagel Brothers/retail bakery) as described in Section 790.91 of the Planning Code. The project site is within the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 14a. 2003.0020CV (T. TAM: (415) 558-6325)
2800 TARAVAL STREET - northwest corner of 38th Avenue and Taraval Street; Lot 12 in Assessor's Block 2367 - Request for a Conditional Use authorization pursuant to Planning Code Sections 209.3 and 303 to allow the establishment of a day care facility for up to 40 children (Kai Ming HeadStart), an institutional use in a building presently used as a community facility for the Knights of Columbus Home Association. The property is located in RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 14b. 2003.0020CV (T. TAM: (415) 558-6325)
2800 TARAVAL STREET - northwest corner of 38th Avenue and Taraval Street; Lot 12 in Assessor's Block 2367 - Request for a Parking Variance pursuant to Planning Code

Section 151 to allow no parking on the subject property whereas a total of two (2) off-street parking spaces are required for the proposed project.

G. DISCRETIONARY REVIEW HEARING

Approximately **3:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follows: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

15. 2003.0182D (D. DiBARTOLO: (415) 558-6291)
1725 KEARNY STREET - west side between Lombard and Chestnut Streets; Lot 029 in Assessor's Block 061 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.01.23.5809S, proposing to merge one unit on the first floor with one unit on the second floor, converting the six-unit building to a five-unit building. The project also proposes twenty-five square foot lateral additions on both the first and second stories. The site is in an RM-2 (Residential Mixed, Moderate-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the merger.
- 16a. 2002.1056DV (G. NELSON (415) 558-6257)
1235 3rd AVENUE - west side between Hugo Street and Lincoln Way; Lot 008 in Assessor's Block 1747. Request for Discretionary Review of Building Permit Application No. 2002.05.28.7531, proposing to add a three-story horizontal addition to the rear of an existing three-story single-family dwelling, and to add a partial fourth floor. The proposal is also to add one additional off-street parking space within the ground floor, and widen the existing garage door opening, within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. This project is also seeking a Variance (Case No. 2002.1056V) to the rear yard requirements of the Planning Code to allow the proposed expansion.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
- 16b. 2002.1056DV (G. NELSON (415) 558-6257)
1235 3rd AVENUE - west side between Hugo Street and Lincoln Way; Lot 008 in Assessor's Block 1747. Request for Variance to the rear yard requirements of the Planning Code to allow the addition of a three-story horizontal addition to the rear of an existing three-story single-family dwelling, and to add a partial fourth floor, within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Portions of the proposed addition would encroach into the required rear yard at every floor level above the ground floor by up to 14'-8". This project is also the subject of Discretionary Review Case No. 2002.1056D.
17. 2002.1267DD (D. JONES: (415) 558- 6477)
686 28TH STREET - north side between Douglass and Diamond Streets, Lot 015 in Assessor's Block 6605 - Request for Discretionary Review of Building Permit Application No. 2002.10.02.8026, proposing to construct a three-story rear horizontal extension, and to modify the existing pitched roof to a flat roof towards the rear of the three-story single-

family dwelling located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.

(Continued from Regular Hearing of March 27, 2003)

18. 2003.0312D (M. SNYDER: (415) 575-6891)
761 KANSAS STREET - east side between 19th Street and 20th Street, Lot 17 in Assessor's Block 4073 - Request for Discretionary Review of Building Permit Application No. 2002.10.25.0003 proposing to construct a vertical and rear horizontal addition, as well as a new front facade. The property is within an RH-2 (House, Two-family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

5:30 P.M.

19. 2000.465M (T. OJEDA (415) 558-6251)
HOUSING ELEMENT OF THE GENERAL PLAN - Public hearing on the proposed update and amendments to the *General Plan* put forth in the *Housing Element Final Draft for Public Review* released February 10, 2003. Proposed revisions will update and amend the *Residence Element* adopted in 1990 and include an assessment of housing needs, new policies to increase housing production such as higher residential densities along appropriate transit corridors and downtown neighborhoods; encouragement of housing development in neighborhood commercial districts; reconsideration of residential parking requirements; and policies supporting construction of new family housing. *The Housing Element Final Draft for Public Review* incorporated modifications based on comments and other feedback received by the Planning Department on the first draft published in August 2002.

Preliminary Recommendation: No Action Required. Public hearing to receive comments only.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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Thursday, May 8, 2003

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Regular Meeting

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0778E (J. NAVARRETE: (415) 558-5975)
150 BROADWAY (AKA 190 BROADWAY) - Construction of Affordable Housing, Childcare Facility, Retail Space and Parking. Lot 011 of Assessor's Block 0141 - **Appeal of Preliminary Negative Declaration** for the proposed new construction of 37 affordable housing units, 41 off-street parking spaces (including 3 spaces for the City CarShare Program), a 3,500 square foot childcare facility, a community room, multi-purpose room and offices associated with the residential use, 2,000 square feet of retail space, and one freight-loading space. The proposed project would consist of three separate buildings: one building would be three-stories tall, or approximately 40 feet in height; a second structure would be five-stories tall, or approximately 50 feet in height; and the third structure would be eight-stories tall, or approximately 80-feet tall. The proposed structures would contain approximately 128,000 gross square feet. The site is approximately 30,948 square feet in size and located at the northeast corner of Broadway and Battery Streets, with additional frontage on Front Street. The site currently contains a ground-level asphalt parking lot on a portion of the site and the remainder of the site is vacant. The site was also the former site of the Embarcadero Freeway off-ramp, and is owned by the City and County of San Francisco. The project site is located within a C-2 (Community Business) zoning district, the Northern Waterfront Special Use District No. 3, the Northeastern Historic District, and an 84-E height and bulk district. The proposed project requires Conditional Use Authorization and a Certificate of Appropriateness. Preliminary Recommendation: Uphold Preliminary Negative Declaration (Continued from Regular Meeting of April 3, 2003)
(Proposed for Continuance to May 22, 2003)
- 2a. 2002.0388R (M. LUELLEN: (415) 558-6478)
150 BROADWAY (aka 190 BROADWAY) - "Broadway Family Apartments," north side between Battery and Front Streets; Lot 011 in Assessors Block 0141 - The proposal is to construct a new mid-rise building that will contain 87 units of affordable housing with retail, childcare, and community spaces, built over an underground parking level accessed from Front Street and containing up to 41 off-street spaces. This project is proposed for land that is owned by the City and County of San Francisco, which is currently under the jurisdiction of the Department of Public Works (DPW) and is partially leased to a parking vendor. The Board of Supervisors previously approved in principle the transfer of the property from DPW to the Mayor's Office of Housing for the development of affordable housing. A General Plan Referral is needed at this time in order for the Board of Supervisors to consider (a) lease disposition and development agreement that will allow the affordable housing developer, Chinatown Community Development Center (Chinatown CDC), to move forward with development activities, and (b) a future ground lease between the City and Chinatown CDC to be entered into at the start of construction. The subject property is zoned C-2 (Community Business), is in the Northern Waterfront S.U.D. No. 3, and in a 84-E Height and Bulk District. Preliminary Recommendation: Approval

(Continued from Regular Meeting of April 3, 2003)
(Proposed for Continuance to May 22, 2003)

- 2b. 2002.0065KAC (M. LUELLEN: (415) 558-6478)
150 BROADWAY (aka 190 BROADWAY) - Broadway Family Apartments, north side of Broadway between Battery and Front Streets. Assessors Block 141, Lot 11. The subject property is zoned C-2 (Community Business), is in the Northern Waterfront S.U. D. and is in a 84-E Height and Bulk District. The project requests a Certificate of Appropriateness for new construction within the Northeast Waterfront Historic District and a Conditional Use Authorization for a Planned Unit Development to construct a new mid-rise building that will contain 87 units of affordable housing with retail, and childcare, built over an underground parking level accessed from Front Street and containing 41 off-street spaces.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 3, 2003)
(Proposed for Continuance to May 22, 2003)
3. 2003.0044D (G. CABREROS: (415) 558-6169)
458 - 11th AVENUE - east side between Geary Boulevard and Anza Street, Lot 030 in Assessor's Block 1534 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Building Permit Application 2001.09.17.8447, proposing to demolish a two-story, two-unit residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The replacement project proposes new construction of a four-story, two-unit building.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
NOTE: On April 3, 2003, following public testimony, the Commission closed public hearing and continued the matter to May 8, 2003, instructing the project sponsor to provide supporting information on the soundness report. Public hearing remains open on any new information provided.
(Proposed for Continuance to May 22, 2003)
4. (J. RUBIN: (415) 558-6310)
CENTRAL WATERFRONT NEIGHBORHOOD PLAN - informational presentation and update on the Central Waterfront Neighborhood Plan, part of the Better Neighborhoods Program. No action is required.
(Continued from Regular Meeting of April 24, 2003)
(Proposed for Continuance to May 15, 2003)
- 5a. 2002.1298CV (M. LI: 9415) 558-6396)
624 LAGUNA STREET - northeast corner at Ivy Street, Lot 012 in Assessor's Block 0807 - Request for Conditional Use Authorization to demolish a vacant one-unit residential building and to construct a four-story, 40-foot-high senior care residential facility for up to 30 residents within the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District. The project is the subject of a concurrent Variance hearing before the Zoning Administrator.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to June 19, 2003)
- 5b. 2002.1298CV (M. LI: 9415) 558-6396)
624 LAGUNA STREET - northeast corner at Ivy Street, Lot 012 in Assessor's Block 0807 - Parking variance sought. The proposed project is the demolition of a vacant one-unit residential building and the construction of a four-story, 40-foot-high senior care facility for up to 30 residents within the Hayes-Gough Neighborhood Commercial District and a 50-X

Height and Bulk District. The Planning Code requires provision of three off-street parking spaces. The project is proposing to provide zero off-street parking spaces.2

(Proposed for Continuance to June 19, 2003)

6. 2002.1084C (M. LI: (415) 558-6396)
321-323 GRANT AVENUE – west side between Bush and Sutter Streets, Lot 003 in Assessor's Block 0286 – Request for conditional use authorization to convert residential hotel rooms to nonresidential use and to establish a tourist hotel use within a C-3-R (Downtown Retail) District, an 80-130 F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District. The existing building, the Baldwin Hotel, contains 61 residential hotel rooms, of which 45 are vacant. The proposed project is to convert the vacant residential hotel rooms to tourist hotel rooms. There will be not physical expansion of the existing building.
(Continued from Regular Meeting of March 20, 2003)
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
10. 2000.1268CVX (A. LIGHT: (415) 558-6254)
663-665 SUTTER STREET - South side between Mason and Taylor Streets, Lot 11, in Assessor's Block 297 - Review of Art Requirement under Planning Code Section 149 as provided for in the Conditions of Approval related to the previously-approved Section 309 (Review of Downtown Buildings) Determinations of Compliance and Exceptions for the new Olympic Club addition. The proposed art project will be sculptured friezes on the front facade of the building. The purpose of this item is to update the Planning Commission on the art project previously approved.
Preliminary Recommendation: No Action Required

D. REGULAR CALENDAR

11. 2003.0016C (A. LIGHT: (415) 558-6254)
653 KEARNY STREET - west side, southwest corner of intersection with Clay Street, in Assessor's Block 226, Lot 1 - Request for a Conditional Use authorization to operate a small fast food restaurant in the CCB (Chinatown Community Business District) and a 50-N Height and Bulk District. The proposal is to operate a "Subway" small fast food restaurant of less than 1,500 square feet in one of two ground floor retail tenant spaces at the subject site. The proposal includes a new storefront and signage, as well as interior tenant improvements but no expansion of the existing building.
Preliminary Recommendation: Approval with Conditions
- 12a. 2003.0028XCV (A. LIGHT: (415) 558-6254)
150 POWELL STREET - southeast corner of Powell Street and O'Farrell Street, Lot 22 in Assessor's Block 0327 - A request for Determination of Compliance under Section 309 of the Planning Code for two alternate, mutually exclusive uses, both of which would demolish three un-rated buildings located on the project site, construct an addition connected to the east side of the existing 150 Powell Street building, and renovate that existing building, rated as Category IV under the Planning Code. The proposed addition

and renovated 150 Powell Street building would have four stories, approximately 65 feet tall, and would include retail space, and an approximately 3,600 gross square foot landscaped courtyard and lobby on the first floor. Both alternatives require a determination of compliance with the Planning Code pursuant to Section 309, with an exception to loading requirements. No parking would be provided as part of the Project. The subject site is within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District. Option (1) would provide ground floor, basement, and mezzanine retail, with the upper three stories used for up to 50 dwelling units, all uses permitted as of right. This alternative requires an additional exception under Section 309 (rear yard), and also must obtain variances from residential parking (13 spaces), dwelling unit exposure, and open space requirements, at a concurrent hearing before the Zoning Administrator. Option (2) would provide ground floor and mezzanine retail, with the upper three stories used for up to 50 units of time share condominiums, categorized as a "hotel" use under the Planning Code and requiring a Conditional Use authorization. The basement would be used as accessory spa and gymnasium space for the time-share residents. This alternative has no parking requirements.

Preliminary Recommendation: Approval with Conditions of both Options 1 and 2.

(Continued from Regular Meeting of April 24, 2003)

- 12b. 2003.0028XC^V (A. LIGHT: (415) 558-6254)
150 POWELL STREET - southeast corner of Powell Street and O'Farrell Street, Lot 22 in Assessor's Block 0327 - A request for a Conditional Use Authorization to allow up to 50 units of timeshare use (classified as a hotel) under Sections 216(b)(i) and 303 of the Planning Code. The proposed project would demolish three unrated buildings located on the project site, construct an addition connected to the east side of the existing 150 Powell Street building, and renovate that existing building, rated as Category IV under the Planning Code. The proposed addition and renovated 150 Powell Street building would have four stories, approximately 65 feet tall, and would include retail space, and an approximately 3,600 gross square foot landscaped courtyard and lobby on the first floor. No parking or off-street loading would be provided as part of the Project. The project would provide ground floor and mezzanine retail, with the upper three stories used for the 50 units of time share units. The basement would be used as accessory spa and gymnasium space for the timeshare residents. The subject site is within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.
Preliminary Recommendation: Approval with Conditions
- 12c. 2003.0028XC^V (A. LIGHT: (415) 558-6254)
150 POWELL STREET - southeast corner of Powell Street and O'Farrell Street, Lot 22 in Assessor's Block 0327 - A request for variances from (1) residential parking requirements (a 13 space parking variance); (2) residential open space requirements (a proposed courtyard that provides the required square footage does not meet the light and air standards for common residential open space); and (3) dwelling unit exposure requirements. The proposed project would create up to 50 dwelling units by demolishing three unrated buildings located on the project site, constructing an addition connected to the east side of the existing 150 Powell Street building, and renovating that existing building, rated as Category IV under Article 11 of the Planning Code. The proposed addition and renovated 150 Powell Street building would have four stories, approximately 65 feet tall, and would include retail space, and an approximately 3,600 gross square foot landscaped courtyard and lobby on the first floor. No parking would be provided as part of the Project. The project would provide ground floor, basement, and mezzanine retail, with the upper three stories used for up to 50 dwelling units, all uses permitted as of right.

The subject site is within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.

13. 2003.0093TZ (P. LORD: (415) 558-6311)
JACKSON SQUARE SPECIAL USE DISTRICT - Consideration of an Ordinance amending the Planning Code to add Section 249.24 to establish the Jackson Square Special Use District, amending the Zoning Map Sectional Map No. 1 SU to show the boundaries of this District, requiring that within a portion of this district all ground floor and basement level office use be subject to Conditional Use Authorization and in other specified portions be prohibited, requiring that within this District adult entertainment enterprises be prohibited, modifying the abandonment period for permitted conditional uses in this District, and making findings of consistency with the General Plan and Priority Policies of Planning Code Section 101.1
Preliminary Recommendation: Approval with modifications
(Continued from Regular Meeting of April 24, 2003)
14. (C. NIKITAS: (415) 558-6306)
RESIDENTIAL DEMOLITION POLICY - Consideration of revisions to the Planning Commission's Residential Demolition Policy. This report provides an overview of current procedures for Planning Department review of residential demolition applications that do not require Conditional Use authorization. Revisions to criteria relating to specific General Plan Policies are suggested. Changes to procedures for determinations of building "soundness" are proposed. This is an informational presentation, with no action to be taken by the Planning Commission. The Commission may adopt specific policies, procedures, and criteria regarding residential demolitions at one or more future hearings, following a period of review and public comment.

E. DISCRETIONARY REVIEW HEARING

Approximately **6:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:30 PM, but have not been called or heard by 6:30 PM, could be continued to a later time or date as determined by the Commission.

15. 2002.1267DD (D. JONES: (415) 558-6477)
686 28TH STREET - north side between Douglass and Diamond Streets, Lot 015 in Assessor's Block 6605 - Request for Discretionary Review of Building Permit Application No. 2002.10.02.8026, proposing to construct a three-story rear horizontal extension, and to modify the existing pitched roof to a flat roof towards the rear of the three-story single-family dwelling located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as submitted.
(Continued from Regular Hearing of May 1, 2003)
16. 2003.0312D (M. SNYDER: (415) 575-6891)
761 KANSAS STREET - east side between 19th Street and 20th Street, Lot 17 in Assessor's Block 4073 - Request for Discretionary Review of Building Permit Application No. 2002.10.25.0003 proposing to construct a vertical and rear horizontal addition, as

well as a new front facade. The property is within an RH-2 (House, Two-family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Hearing of May 1, 2003)

17. 2002.1065DD (K. McGEE: (415) 558-6367)
1469 18TH STREET - corner of 18th and Connecticut, Lot 27 in Assessor's Block 4036 - Requests for Discretionary Review of Building Permit Application No. 2002.09.05.5714 proposing to change the use to include "Other Entertainment" with a Police "Place of Entertainment" permit, doing business as the "Lingba Lounge," located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 24, 2003)
- 18a. 2002.1171DV (M. WOODS: (415) 558-6315)
2312 WEBSTER STREET - east side between Washington and Jackson Streets; Lot 22 in Assessor's Block 604 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2002.09.04.5572S, proposing to reconfigure the existing two-unit building to a single-family configuration with a new small auxiliary unit at the garage level in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed reconfiguration of units.
- 18b. 2002.1171DV (M. WOODS: (415) 558-6315)
2312 WEBSTER STREET - east side between Washington and Jackson Streets; Lot 22 in Assessor's Block 604 - Rear yard and non-complying structure Variances sought: Approximately fifty percent of the rear building wall of the lower two floors of the existing three-story over garage, two-unit building is within one foot of the rear lot line and the existing rear exit stairs are less than two feet from the rear lot line, thus making the building non-complying. The proposal is (1) to expand the garage level such that the entire garage level is within one foot of the rear lot line; (2) to rebuild the rear exit stairs in the southeast corner with one-hour fire rated walls up to the third floor level; and (3) to construct a new fire escape stairs in the northeast corner with one-hour fire rated walls at the fourth floor level. The subject property is within an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
19. 2003.0075DDDDD (R. CRAWFORD: (415) 558-6358)
139 RANDALL STREET - south side between Chenery and Church Streets. Assessor's Block 6663 Lot 036 - Request for Discretionary Review of Building Permit Application No. 2002.0930.7802, to construct a new four story, two family dwelling in an RH-2 (Residential House, 2 Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Modify the Project
20. 2003.0193D (R. CRAWFORD: (415) 558-6358)
2146 45TH AVENUE - east side between Quintara and Rivera Avenues. Assessor's Block 2173 Lot 040 - Request for Discretionary Review of Building Permit Application No. 2002.1204.2727, to construct a two story horizontal addition to the rear of the existing one story, single family in an RH-1 (Residential, House, 1 Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Modify the Project

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, May 15, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

President: Shelley Bradford Bell

Vice-President: Michael J. Antonini

Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

MAY 12 2003

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0723C (G. NELSON: (415) 558-6257)
491 HAIGHT STREET - southeast corner at the intersection of Fillmore Street and Haight Street; Lot 025 in Assessor's Block 859 - Request for Conditional Use authorization pursuant to Section 711.83 of the Planning Code to install a total of two antennas and related equipment on the roof of and within the basement of an existing four-story, 45-foot tall, mixed use (21 apartments over ground floor commercial) structure, as part of Cingular's wireless telecommunications network, within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the proposal is a Preferred Location Preference 5 as it is a mixed-use building in a high-density district.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of February 20, 2002)
(Proposed for Continuance to July 17, 2003)
2. 2002.0497E (R. AHMADI: (415) 558-5966)
2026 LOMBARD STREET. **Hearing on the Appeal of a Preliminary Mitigated Negative Declaration.** The proposed project includes the construction of a four-story, 40-foot high, 97-room tourist hotel containing approximately 49,000 sq. ft. of hotel area and the demolition of the existing two-story, 30-room tourist hotel/motel of approximately 8,630 gross square feet (sq. ft.). The 13,613 square-foot lot is located on the north side of Lombard Street between Fillmore and Webster Streets (Assessor's Block 0492, Lot 25) in the Marina District of San Francisco. Vehicular and pedestrian access to the project would be from Lombard Street. The existing hotel/motel is currently operating, and is a legal non-conforming use as it was constructed in 1955, prior to neighborhood commercial zoning controls. The project site is in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The proposed project would be required to get Conditional Use Authorization for the hotel use from the Planning Commission under Section 790.46 of the Planning Code.
(Proposed for Continuance to June 12, 2003)
3. 2003.0339C (K. AMDUR: (415) 558-6351)
625 LARKIN STREET - southwest corner at Willow Street (between Eddy and Ellis Streets); Lot 006 in Assessor's Block 0740 -- Request for conditional use authorization to modify the conditions of approval of Case No. 85.22EC as set forth in Motion No. 10328, which authorized the construction of a new 5-story building containing up to 8 dwelling units, approximately 6,000 square feet of commercial space and 11 parking spaces. The proposal is to convert a portion of the 2nd floor of the building, which currently contains office space, to three dwelling units. The building would subsequently contain a total of 11 dwelling units. Approximately 2000 square feet of office space would remain on the 2nd floor. The subject property is located in an RC-4 (Residential-Commercial Combined:

High Density) Zoning District, the North of Market Residential Special Use District #1 and an 80-T Height and Bulk District.

Preliminary Recommendation: Pending

(Proposed for Continuance to June 5, 2003)

4. 2002.0430C (J. IONIN: (415) 558-6309)
378 10TH AVENUE, A.K.A. 389 9TH AVENUE AND A.K.A. 4500 GEARY BOULEVARD - northwest corner of 9th Avenue and Geary Boulevard; Lot 035 in Assessor's Block 1441 - Request for Conditional Use Authorization pursuant to Section 712.83 of the Planning Code to install a total of six antennas and related equipment for AT&T Wireless Services, on the roof of an existing three-story, 53-foot tall, industrial structure within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is both a co-location site and an industrial building in an NC-3 District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of April 3, 2003)
(Proposed for Indefinite Continuance)
5. 2003 0315D (M. SMITH: (415) 558-6322)
2474 41ST AVENUE - east side of the street between Ulloa and Taraval Streets, Lot 026 in Assessor's Block 2385 - Request for Discretionary Review of Building Permit Application No. 2002.11.19.1738, proposing to construct a two-story rear horizontal addition on an existing single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve as Submitted.
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

9. 2003.0139D (T. WANG: (415) 558-6335)
1835 19TH AVENUE - west side between Noriega and Ortega Streets; Lot 007 in Assessor's Block 2056 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.10.25.9921, to demolish an existing single-family dwelling (the project also proposes the construction of a new two-family dwelling, containing three

stories above the street and one basement below the street) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit Application as submitted.

(Continued from Regular Meeting of April 24, 2003)

NOTE: On February 27, 2003, following public testimony, the Commission closed the public hearing and continued this matter to March 13, 2003 by a vote of +6 -0 (Commissioner William Lee was absent). Staff was instructed to review and correct inconsistencies in the reports. Without further hearing or instructions this item was subsequently continued from 3/13 to 4/3; from 4/3 to 4/24; from 4/24 to 5/15/03.

10. 2003.0084D (G. NELSON: (415) 558-6257)
23 WOOD STREET - west side between Euclid Avenue and Geary Boulevard; Lot 005 in Assessor's Block 1069 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.07.25.2322 proposing the demolition of a two-story single-family dwelling, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story two-family dwelling with two off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition
(Continued from Regular Meeting of April 24, 2003)
NOTE: On April 3, 2003, following public comment, the Commission closed the public hearing and entertained two motions: 1) to not take Discretionary Review and approve the Project. The motion failed to carry by a vote of +3-3. Commissioners Feldstein, Hughes, and S. Lee voted No. Commissioner Boyd was absent. 2) to continue the item to April 24, 2003, to allow absent Commissioner to participate in final action, passed by a vote of +4-2. Commissioners Feldstein and Hughes voted No. Commissioner Boyd was absent. On April 24, 2003, the case was continued to May 15, 2003.
11. 2003.0182D (D. DiBARTOLO: (415) 558-6291)
1725 KEARNY STREET - west side between Lombard and Chestnut Streets; Lot 029 in Assessor's Block 061 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.01.23.5809S, proposing to merge one unit on the first floor with one unit on the second floor, converting the six-unit building to a five-unit building. The project also proposes twenty-five square foot lateral additions on both the first and second stories. The site is in an RM-2 (Residential Mixed, Moderate-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the merger.
NOTE: On May 1, 2003, following public testimony, the Commission closed public hearing and entertained two motions: 1) To not take Discretionary Review and approve the project. The motion failed to carry by a vote of +1 - 6. Commissioner Antonini voted yes; 2) to continued the matter to May 15, 2003. The motion passed by a vote +7 -0.

F. REGULAR CALENDAR

12. 2002.0333C (M. SNYDER: (415) 575-6891)
284 VALENCIA STREET (a.k.a. 17 BROSNAN STREET) - west side of Valencia Street between 14th Street and Brosnan Street and south side of Brosnan Street between Guerrero Street and Valencia Street, Lot 9 in Assessor's Block 3533 - Request for

Conditional Use authorization to demolish the existing single story building that had contained an auto repair shop and a photography studio and to construct a new building that would be 50-feet in height and would contain 28 dwelling units, 28 off-street parking spaces, and approximately 3,500 square feet of ground floor commercial space that would face Valencia Street. The project requires Conditional Use authorization for: (1) the construction of dwelling units within a C-M (Heavy Commercial) District pursuant to Planning Code Section 215, (2) the demolition of a building containing an existing PDR (Production Distribution and Repair) business pursuant to Board of Supervisor's Resolution 02-500 (the Mission District Interim Controls), and (3) for the construction of a residential project that would contain fewer than 25-percent Below Market Rate units within a C-M District pursuant to Board of Supervisor's Resolution 02-500. The project site is within a C-M (Heavy Commercial) District, a 50-X Height and Bulk District, a Mixed-use Housing Zone as designated in Planning Commission Resolution 16202, and the NEMIZ (Northeast Mission Industrial Zone) as designated in Board of Supervisor's Resolution 02-500.

Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 24, 2003)

13. (J. RUBIN: (415) 558-6310)
CENTRAL WATERFRONT NEIGHBORHOOD PLAN - informational presentation and update on the Central Waterfront Neighborhood Plan, part of the Better Neighborhoods Program. No action is required.
(Continued from Regular Meeting of May 8, 2003)
14. 2003.0042T (P. LORD: (415) 558-6311)
MAJOR EXTERIOR ALTERATION NOTIFICATION - consideration of an Ordinance amending the San Francisco Planning Code by amending Section 311 and 312 to require expanded public notice for major exterior alteration projects; requiring the Building and Planning Departments to issue implementing regulation within 90 days and report to the Board of Supervisors on the effectiveness of the ordinance no later than nine months thereafter; and adopting findings.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 24, 2003)
15. 2002.1169T (P. LORD: (415) 558-6311)
CONDITIONAL USE EXEMPTION FOR RESIDENTIAL PROJECTS OVER 40 FEET IN HEIGHT - Consideration of an Ordinance amending the San Francisco Planning Code by amending Section 253 that currently requires conditional use approval for residential construction over 40 feet in residential districts with height limits over 40 feet to add an exception for housing projects that include at least 12 percent affordable units and meet other requirements of the Inclusionary Affordable Housing Program; and making a determination of consistency with the priority policies of Planning Code Section 101.1(b).
Preliminary Recommendation: Approval with conditions
16. 2003.0057C (E. TOPE: (415) 558-6316)
11 CLARENDON AVENUE, A.K.A.: 19 CLARENDON AVENUE - south side of Clarendon Avenue (near Twin Peaks Boulevard); Lot 006 in Assessor's Block 2706 - Request for a Conditional Use authorization to amend a Planned Unit Development and modify the conditions of approval of Case No. 89.233ECU as set forth in Motion No. 11959, which authorized the construction of a PUD for six single-family dwellings. The proposal is to allow the addition of a total of 448 square feet of living space to the existing single-family dwelling. Additionally, a 52 square foot elevated deck, a 10' high windscreen, and patio improvements are proposed. The subject property is located in a RH-1(D) (Residential, House, One-Family Detached Dwelling) District and a 40-foot Height and Bulk District.
Preliminary Recommendation: Approval with conditions

- 17a. 2003.0226CQ (K. McGEE: (415) 558.6367)
1038 HOWARD STREET - west side, between 6th and 7th streets; Lot 017 in Assessor's Block 3726 - Request for Conditional Use Authorization to establish group housing for 15 youth in an SLR (Service/Light Industrial/Residential Mixed Use) Zoning District and in a 50-X Height and Bulk District, per Planning Code Section 816.15 and 890.88(b). The proposal is to convert the existing office space to group housing. The establishment aims to provide services to a maximum of 15 residents between the ages of 18-23 years of age, focusing on members of the lesbian, gay, and transgender community. The group housing will consist of three bedrooms, one kitchen, and a dining, office and reception area. The Ark of Refuge Inc., a Christian non-profit organization, sponsors the project.
Preliminary Recommendation: Approval with Conditions
- 17b. 2003.0226CV (K. MCGEE: (415) 558.6367)
1038 HOWARD STREET - west side, between 6th and 7th streets; Lot 017 in Assessor's Block 3726 - Rear Yard and Off-Street Parking Variance sought. Section 151 of the Planning Code requires one parking space be provided for each six beds, with a minimum of two spaces required. The proposed project includes one parking space and a variance is requested to provide only one off-street parking space. Section 134 of the Planning Code requires a minimum rear yard of 25% of the total depth of the lot. The existing rear yard is 10% and does not therefore meet this requirement. The proposal is to establish group housing for 15 youth in an SLR (Service/Light Industrial/Residential Mixed Use) Zoning District and in a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

G. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

- 18a. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for Discretionary Review of Building Permit Application No. 2002.05.08.6090 proposing to construct a new two-story vertical and horizontal addition to the existing single-story over garage building with an attic level. The project proposes an increase from one to two dwelling units. The project is in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. The proposal also requires a front setback Variance for the second story, which will be considered by the Zoning Administrator.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of April 24, 2003)
NOTE: On March 20, 2003, following public testimony, the Commission closed the public hearing and continued this item to April 3, 2003 by a vote of +4-1 (Commissioner Feldstein voted No; Commissioners Boyd and Hughes were absent). Both Discretionary Review requestor and Project Sponsor were asked to

explore possible alternatives to the plans. Public Hearing remains open to any new material presented.

- 18b. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for a front setback Variance for the construction of a new second story in an RH-2 (Residential, Two-Family House) District with a 40-X Height and Bulk Designation. The project proposes an increase from one to two dwelling units. (Continued from Regular Meeting of April 24, 2003)
NOTE: On March 20, 2003, the Acting Zoning Administrator continued this item to April 3, 2003. On April 3, 2003, the Zoning Administrator continued this item to April 24, 2003. On April 24, 2003, the matter was continued to May 15, 2003)
19. 2002.1184DD (B. FU: (415) 558-6613)
620 CAROLINA STREET west side between 19th and 20th Streets; Lot 003 in Assessor's Block 4071 - Request for Discretionary Review of Building Permit Application No. 2002.07.23.2136 proposing to construct a third story addition, rear extension, and a new building facade to the existing two-story over garage building in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. Preliminary Recommendation: do not take Discretionary Review and approve the project as proposed. (Continued from Regular Meeting of April 24, 2003)
- 20a. 2002.1056DV (G. NELSON (415) 558-6257)
1235 3RD AVENUE - west side between Hugo Street and Lincoln Way; Lot 008 in Assessor's Block 1747. Request for Discretionary Review of Building Permit Application No. 2002.05.28.7531, proposing to add a three-story horizontal addition to the rear of an existing three-story single-family dwelling, and to add a partial fourth floor. The proposal is also to add one additional off-street parking space within the ground floor, and widen the existing garage door opening, within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve the project with modifications. (Continued from Regular Meeting of May 1, 2003)
- 20b. 2002.1056DV (G. NELSON (415) 558-6257)
1235 3RD AVENUE - west side between Hugo Street and Lincoln Way; Lot 008 in Assessor's Block 1747. Request for Variance to the rear yard requirements of the Planning Code to allow the addition of a three-story horizontal addition to the rear of an existing three-story single-family dwelling, and to add a partial fourth floor, within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Portions of the proposed addition would encroach into the required rear yard at every floor level above the ground floor by up to approximately 12'-6". (Continued from Regular Meeting of May 1, 2003)
21. 2002.1110DDD (G. NELSON (415) 558-6257)
323 26TH AVENUE - west side, between California and Clement Streets; Lot 003 in Assessor's Block 1407 - Staff-initiated Discretionary Review and requests for Discretionary Review by members of the public of Building Permit Application No. 2002.03.11.1078, proposing to substantially alter a three-story single-family house by extending the building to the front, rear, and side, adding a full fourth floor, and adding two additional dwelling units in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The altered building will contain three dwelling units and three off-street parking spaces.

Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of April 3, 2003)

22. 2003.0225D (G. CABREROS: (415) 558-6169)
2051-2057 GREEN STREET - south side between Webster and Buchanan Streets; Lot 026 in Assessor's Block 0556 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2002.08.01.2863, proposing to merge one unit on the fourth floor with one unit on the third floor, converting the three-unit building to a two-unit building. The project site is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the merger.
23. 2003.0270D (D. SIDER: (415) 558-6697)
2701 16TH STREET (aka 300 TREAT AVENUE) - southwest corner of 16th Street, Harrison Street, and Treat Avenue, Lot 001 in Assessor's Block 3572 - A Discretionary Review Request of Building Permit Application Number 2002.12.18.3737, which would change the use of the subject property from business service, as defined by Planning Code Section 222, to self-storage, as defined by Code Section 225(a). The permit application seeks a change in use and occupancy only; no physical alterations are proposed at this time. The property is located in an M-1 (Light Industrial) Zoning District, the IPZ (Industrial Protection Zone) as set forth in Planning Commission Resolution Number 16202, the NEMIZ (Northeast Mission Industrial Zone) subarea of the Mission District Interim Controls as set forth in Board of Supervisors Resolution Number 02-500, and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

SAN FRANCISCO PLANNING COMMISSION

00-20-03A10 27 RCMD

Notice of Meeting &

Calendar

DOCUMENTS DEPT.

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

MAY 20 2003

Thursday, May 22, 2003

SAN FRANCISCO
PUBLIC LIBRARY

1:30 PM

Regular Meeting

President: Shelley Bradford Bell

Vice-President: Michael J. Antonini

Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0896C (B. FU: (415) 558-6613)
436 CLEMENTINA STREET - north side, between 5th and 6th Streets, Lot 062 in Assessor's Block 3732 - Request for Conditional Use (CU) authorization under Planning Code Section 263.11 to allow Special Height Exceptions within the South of Market Residential Service District (RSD) with a 40-X/85-B Height and Bulk Designation. The proposed project would demolish the existing one-story, 5,000 square-foot warehouse and construct 28 residential units over a ground-floor commercial space, and ten off-street parking spaces within a new eight-story structure. The proposed structure would be approximately 75 feet in height.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 24, 2003)
NOTE: Although a public hearing was held on February 13, 2003, public comment remains open.
(Proposed for Continuance to July 10, 2003)
- 2a. 2003.0183DD (G. NELSON: (415) 558-6257)
2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; lot 022 in Assessor's Block 1076 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions as well as a request for Discretionary Review by a member of the public, of Demolition Permit Application No. 2002.08.13.3876, proposing the demolition of a two-story two-family dwelling within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story three-family dwelling with three off-street parking spaces. The new construction proposal is the subject of Discretionary Review Case No. 2003.0258D.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition as proposed.
(Proposed for Continuance to July 17, 2003)
- 2b. 2003.0258D (G. NELSON: (415) 558-6257)
2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; lot 022 in Assessor's Block 1076 - request for Discretionary Review by a member of the public of Building Permit Application No. 2002.08.13.3873, proposing to construct a new, four-story three-family dwelling with three off-street parking spaces within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. There is a related proposal to demolish a two-story two-family dwelling. The demolition proposal is the subject of Discretionary Review Case No. 2003.0258D.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Proposed for Continuance to July 17, 2003)

- 3a. 2002.1295DD (R. CRAWFORD: (415) 558-6358)
567 SANCHEZ STREET - east side between 19th and Hancock Streets. Assessor's Block 3585 Lot 032 - Request for Discretionary Review of Demolition Permit Application No. 2002.0731.2751, to demolish an existing one story one family dwelling in an RH-3 (Residential House, 3 Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Permit
(Proposed for Continuance to June 26, 2003)
- 3b. 2002.1297DDDD (R. CRAWFORD: (415) 558-6358)
567 SANCHEZ STREET - east side between 19th and Hancock Streets. Assessor's Block 3585 Lot 032 - Request for Discretionary Review of Building Permit Application No. 2002.0731.2759, to construct a new 4 story (three over garage) one family dwelling in an RH-3 (Residential House, 3 Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications
(Proposed for Continuance to June 26, 2003)
4. 2002.0418T (P. LORD: (415) 558-6311)
SECONDARY UNIT - Consideration of an Ordinance amending the San Francisco Planning Code by repealing Section 207.2 [Second Unit] in its entirety, adding new Section 207.2 and amending Section 209.1 to authorize one additional secondary unit limited to 750 square feet of gross floor area on a lot within 1250 feet of a Primary Transit Street or Transit Center and also within 1250 feet of a Neighborhood Commercial or Commercial zoning district, and constructed for the elderly or persons with physical disabilities and to prohibit the owner from legalizing an illegal unit pursuant to the provisions of this ordinance; by amending Sections 135(d), Table 151 of Section 151 and 307(g) to establish the amount of open space; and adopting findings.
Preliminary Recommendation: Approval with modifications
(Continued from Regular Calendar of April 24, 2003)
(Proposed for Continuance to June 19, 2003)
5. 2003.0189D (G. CABREROS: (415) 558-6169)
529 21ST AVENUE - west side between Anza and Balboa Streets, Lot 004 in Assessor's Block 1564 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.06.14.9077 proposing to demolish a one-story single-family residence, in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk District. The project also proposes the construction of a new four-story, two-family dwelling on the site.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of May 1, 2003)
NOTE: A discretionary review request (Case No. 2003.0316D) has been filed for the new construction portion of this project. This item is proposed for continuance to allow proper public notification for the additional DR request.
(Proposed for Continuance to June 19, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes March 13 and April 24, 2003.
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements

9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

10. (PUTRA/WILSON: (415) 558-6233)

RESIDENTIAL DESIGN GUIDELINES - Introduction of and informational presentation on the updated and expanded Residential Design Guidelines (Guidelines) for all residential projects in RH (Residential House) and RM (Residential Mixed-Density) zoning districts. This hearing is for the purpose of officially announcing the release of a draft, and future hearing date. The public may express comments. No action is required by the Planning Commission. The Planning Commission may adopt the Guidelines at a future public hearing.

D. REGULAR CALENDAR

11. 1999.0410E & 2003.0038E (J. KUGLER: (415) 558-5983)

450 RHODE ISLAND STREET – RESIDENTIAL DEVELOPMENT WITH RETAIL AND 17TH AND RHODE ISLAND STREETS LEGISLATION FOR A GROCERY STORE SPECIAL USE SUBDISTRICT. Public Hearing on Draft Supplemental Environmental Impact Report: Assessor's Block 3978, Lot 1 which is approximately the whole of the block between Rhode Island, Mariposa, 17th and Kansas Streets. The proposed project consists of two elements: the first is two ordinances introduced by the Board of Supervisors amending the San Francisco Planning Code (including Zoning Maps 8 and 8SU) to change the zoning on the block bounded by Rhode Island, 17th, Kansas and Mariposa Streets from M-1 (Light Industrial) to NC-3 (Moderate-Scale Neighborhood Commercial). The proposed legislation would also add Section 781.10, which would create a 17th and Rhode Island Street Grocery Store Special Use Subdistrict applicable to the block described above to permit a neighborhood grocery store with beer and wine sales on that block.

The second element is a proposed development that would involve the construction of a five-story building ranging in height from 16 ½ feet to 52 ½ feet and containing about 204,800 square feet of mixed-use residential/retail space. The project would include approximately 168 residential units, approximately 4,000 square feet of retail space, and approximately 34,500 square feet of grocery store space. In addition, a parking garage would partially occupy three levels, providing a total of approximately 323 self-park off-street parking spaces. The new proposed building would step-up the north slope of the Potrero Hill project site (Assessor's Block 3978, Lot 1), which is bounded by 17th Street on the north, Rhode Island Street on the east, Mariposa Street on the south, and Kansas Street on the west. The project site is within the M-1 (Light Industrial) zoning district and within a 40-X height/bulk district.

Preliminary Recommendation: No action required

NOTE: Written comments will be received at the Planning Department until 5:00 p.m. on May 27, 2003.

12. 2002.0207E (L. KIENKER: (415) 558-5970)

5894 – 5898 MISSION STREET - Appeal of a Preliminary Mitigated Negative Declaration, on an irregular-shaped parcel (Assessor's Block 7143 – Lot 33), at the northeast corner of Mission Street, Sickles Avenue, and Huron Street. The proposed project involves the replacement/modernization of a gasoline station and construction of an AM/PM mini-mart, demolition of an existing Smog Pro building, removal and replacement of underground petroleum storage tanks (USTs), and partial site re-grading. The 1,680-gross-square-foot (gsf) project building would result in an approximately 50-gsf expansion of the 24-hour commercial operation. The project would retain the two Mission Street access points, eliminate a Huron Street access, eliminate a Sickles Avenue access near Mission Street, and retain the Sickles Avenue access closest to Huron Street. The approximately 18,000-gsf project site is located in the Outer Mission

Neighborhood, is zoned NC-2 (Neighborhood Commercial) and is within the 40-X Height and Bulk District.

Preliminary Recommendation: Uphold the Mitigated Negative Declaration.

(Continued from Regular Meeting of April 24, 2003)

13. 2002.0207C (R. CRAWFORD: 558-6358)
5894 - 5898 MISSION STREET - at Huron Street and Sickles Avenue, Assessor's Block 7143 Lot 033 - Request for Conditional Use Authorization under, Planning Code Section 178(c) for enlargement of a gas station with a convenience store open 24 hours a day; and Planning Code Section 229(b) to allow beer and wine sales at a gas station in an NC-2 (Small Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions to not allow beer and wine sales among other things.
14. 2003.0162C (K. AMDUR: (415) 558-6351)
1624 CALIFORNIA STREET - north side between Polk Street and Van Ness Avenue; Lot 007 in Assessor's Block 0643 - Request for conditional use authorization pursuant to Planning Code Sections 723.48 and 790.38, for the addition of "Other Entertainment," including DJs and live bands, to the existing bar d.b.a. "Bohemia." No physical expansion of the bar is proposed. The entertainment use would be permitted only on the ground floor of the two-story building. The subject property is located in the Polk Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of April 24, 2003)
15. 2003.0120C (S. VELLVE: (415) 558-6263)
3927 LAWTON STREET - south side between 45th and 46th Avenues, Lot 043, Assessor's Block 1898 - Request for Conditional Use Authorization pursuant to Section 209.3(f) to locate a child care facility providing less than 24 hour care for 13 or more children in a RH-1 (Residential, House, One-Family) Zoning; 40-X Height/Bulk Districts. The proposal is to establish additional outdoor recreation space for up to 25 children of the existing child-care facility within the Kids Kollege, located directly adjacent at 3939 Lawton Street. A separate child-care facility will not be established on the subject property. The existing structure will remain residential.
Preliminary Recommendation: Approval with conditions
- 16a. 2002.0897CV (J. PURVIS: (415) 558-6354)
130-134 RIPLEY STREET south side between Folsom and Alabama Streets; Lot 101 in Assessor's Block 5549 - Request for Conditional Use Authorization under Planning Code Section 121(f) to subdivide a lot into two lots, creating one lot of less than the minimum 25-foot width, creating one lot with an existing two-family dwelling without off-street parking, and another lot with an existing single-family dwelling with two off-street parking spaces, also requiring a Parking Variance, within an RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation, and within the Bernal Heights Special Use District.
Preliminary Recommendation: Approval with conditions
- 16b. 2002.0897CV (J. PURVIS: (415) 558-6354)
130-134 RIPLEY STREET - south side between Folsom and Alabama Streets; Lot 101 in Assessor's Block 5549 - Request for a Parking Variance to subdivide the above lot into two lots, creating one lot with an existing two-family dwelling without off-street parking, and another lot with an existing single-family dwelling with two off-street parking spaces,

within an RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation, and within the Bernal Heights Special Use District.

17. 2002.1175C (M. SNYDER: (415) 575-6891)
680-686 VALENCIA STREET - previously occupied by Busy Bee Market, west side between 17th and 18th Streets, Lot 7 in Assessor's Block 3577 - Request for Conditional Use authorization to establish approximately 5,500 gross square feet of full-service restaurant / bar use that will be divided into two restaurant entities, in the tenant space previously occupied by the Busy Bee Market. Conditional Use authorization is required for: (1) the establishment of a bar use within the Valencia Neighborhood Commercial District (a full-service restaurant that has a full liquor license is also defined as a bar by Planning Code Section 790.22); and (2) the establishment of a use greater than 2,000 square feet (Board of Supervisor's Resolution No. 500-02 - The Mission District Interim Controls). Besides being within the Valencia Neighborhood Commercial District, the subject site is also within a 50-X Height and Bulk District, the Mission Alcoholic Beverage Special Use Subdistrict, and the area subject to the Mission District Interim Controls.
Preliminary Recommendation: Approval with conditions
18. 2002.1041C (M. SMITH: (415) 558-6322)
103-111 SAGAMORE STREET - southwest corner of Sagamore Street and San Jose Avenue, Lot 032 in Assessor's Block 7147- Request by Cingular for Conditional Use Authorization under Planning Code Section 710.83 to install three antennas on the rooftop and two associated equipment cabinets within the storage room of a commercial building located in a NC-1 (Neighborhood Commercial Cluster District) and 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Limited Location Preference 6 site as it is a building within a NC-1 District.
Preliminary Recommendation: Approval with Conditions
19. 2002.0778E (J. NAVARRETE: (415) 558-5975)
150 BROADWAY (AKA 190 BROADWAY) - Construction of Affordable Housing, Childcare Facility, Retail Space and Parking. Lot 011 of Assessor's Block 0141 - **Appeal of Preliminary Negative Declaration** for the proposed new construction of 87 affordable housing units, 41 off-street parking spaces (including 3 spaces for the City CarShare Program), a 3,500 square foot childcare facility, a community room, multi-purpose room and offices associated with the residential use, 2,000 square feet of retail space, and one freight-loading space. The proposed project would consist of three separate buildings: one building would be three-stories tall, or approximately 40 feet in height; a second structure would be five-stories tall, or approximately 50 feet in height; and the third structure would be eight-stories tall, or approximately 80-feet tall. The proposed structures would contain approximately 128,000 gross square feet. The site is approximately 30,948 square feet in size and located at the northeast corner of Broadway and Battery Streets, with additional frontage on Front Street. The site currently contains a ground-level asphalt parking lot on a portion of the site and the remainder of the site is vacant. The site was also the former site of the Embarcadero Freeway off-ramp, and is owned by the City and County of San Francisco. The project site is located within a C-2 (Community Business) zoning district, the Northern Waterfront Special Use District No. 3, the Northeastern Historic District, and an 84-E height and bulk district. The proposed project requires Conditional Use Authorization and a Certificate of Appropriateness.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Continued from Regular Meeting of May 8, 2003)
- 20a. 2002.0388B (M. LUELLEN: (415) 558-6478)
150 BROADWAY (aka 190 BROADWAY) - "Broadway Family Apartments," north side

between Battery and Front Streets; Lot 011 in Assessors Block 0141 - The proposal is to construct a new mid-rise building that will contain 87 units of affordable housing with retail, childcare, and community spaces, built over an underground parking level accessed from Front Street and containing up to 41 off-street spaces. This project is proposed for land that is owned by the City and County of San Francisco, which is currently under the jurisdiction of the Department of Public Works (DPW) and is partially leased to a parking vendor. The Board of Supervisors previously approved in principle the transfer of the property from DPW to the Mayor's Office of Housing for the development of affordable housing. A General Plan Referral is needed at this time in order for the Board of Supervisors to consider (a) lease disposition and development agreement that will allow the affordable housing developer, Chinatown Community Development Center (Chinatown CDC), to move forward with development activities, and (b) a future ground lease between the City and Chinatown CDC to be entered into at the start of construction. The subject property is zoned C-2 (Community Business), is in the Northern Waterfront S.U.D. No. 3, and in a 84-E Height and Bulk District.

Preliminary Recommendation: Approval

(Continued from Regular Meeting of May 8, 2003)

- 20b. 2002.0065KAC (M. LUELLEN: (415) 558-6478)
150 BROADWAY (aka 190 BROADWAY) - Broadway Family Apartments, north side of Broadway between Battery and Front Streets. Assessors Block 141, Lot 11. The subject property is zoned C-2 (Community Business) and is in a 40-X Height and Bulk District. The project requests a Certificate of Appropriateness for new construction within the Northeast Waterfront Historic District. The proposed project is a Planned Unit Development that will consist of three mid-rise buildings that will contain 87 units of affordable housing with retail, childcare, and community spaces, built over an underground parking level accessed from Front Street and containing 41 off-street parking spaces.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 8, 2003)
- 20c. 2002.0065KAC (M. LUELLEN: (415) 558-6478)
150 BROADWAY (aka 190 BROADWAY) - Broadway Family Apartments, north side of Broadway between Battery and Front Streets. Assessors Block 141, Lot 11. The subject property is zoned C-2 (Community Business) and is in a 40-X Height and Bulk District. The project requests a Conditional Use authorization for a Planned Unit Development to construct three new mid-rise buildings that will contain 87 units of affordable housing with retail, childcare, and community spaces, built over an underground parking level accessed from Front Street and containing 41 off-street parking spaces.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 8, 2003)

E. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

21. 2003.0044D (G. CABEROS: (415) 558-6169)
458 - 11th AVENUE - east side between Geary Boulevard and Anza Street, Lot 030 in Assessor's Block 1534 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Building Permit Application 2001.09.17.8447, proposing to demolish a two-story, two-unit residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The replacement project proposes new construction of a four-story, two-unit building.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
NOTE: On April 3, 2003, following public testimony, the Commission closed public hearing and continued the matter to May 8, 2003, instructing the project sponsor to provide supporting information on the soundness report. Public hearing remains open on any new information provided.
(Continued from Regular Meeting of May 8, 2003)
22. 2002.1065DD (K. McGEE: (415) 558-6367)
1469 18TH STREET - corner of 18th and Connecticut, Lot 27 in Assessor's Block 4036 - Requests for Discretionary Review of Building Permit Application No. 2002.09.05.5714 proposing to change the use to include "Other Entertainment" with a Police "Place of Entertainment" permit, doing business as the "Lingba Lounge," located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approval with conditions
(Continued from Regular Meeting of May 8, 2003)
- 23a. 2002.1171DV (M. WOODS: (415) 558-6315)
2312 WEBSTER STREET - east side between Washington and Jackson Streets; Lot 22 in Assessor's Block 604 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2002.09.04.5572S, proposing to reconfigure the existing two-unit building to a single-family configuration with a new small auxiliary unit at the garage level in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed reconfiguration of units.
(Continued from Regular Meeting of May 8, 2003)
- 23b. 2002.1171DV (M. WOODS: (415) 558-6315)
2312 WEBSTER STREET - east side between Washington and Jackson Streets; Lot 22 in Assessor's Block 604 - Rear yard and non-complying structure Variances sought: Approximately fifty percent of the rear building wall of the lower two floors of the existing three-story over garage, two-unit building is within one foot of the rear lot line and the existing rear exit stairs are less than two feet from the rear lot line, thus making the building non-complying. The proposal is (1) to expand the garage level such that the entire garage level is within one foot of the rear lot line; (2) to rebuild the rear exit stairs in the southeast corner with one-hour fire rated walls up to the third floor level; and (3) to construct a new fire escape stairs in the northeast corner with one-hour fire rated walls at the fourth floor level. The subject property is within an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
(Continued from Regular Meeting of May 8, 2003)
24. 2003.0253D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - south side between 42nd and 43rd Avenue; lot 016 in Assessor's Block 1502 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit

Application No. 2001.03.07.3684, proposing the demolition of a two-story two-family dwelling, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story two-family dwelling with two off-street parking spaces.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

25. 2003.0195D (R. CRAWFORD: (415) 558-6358)
1 PALO ALTO DRIVE (AKA 1 AVANZADA AKA 250 PALO ALTO) - Assessor's Block 2724 Lot 003 - Staff initiated Discretionary Review of Building Permit Application 9927276 for the voluntary seismic retrofit of Sutro Tower pursuant to Planning Code Section 306.9 requiring mandatory Discretionary Review of a Building Permit Applications for the Sutro Tower site. This project is within the RH-1, Residential House, One Family District and within a 40-X Height and Bulk District.
- Preliminary Recommendation: Take Discretionary Review and approve with Conditions.

F PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

F
55
14
canceled
5/29/03

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, May 29, 2003*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursday, May 29, 2003* has been canceled. The next Regular Meeting of the Planning Commission will be held on *Thursday, June 5, 2003*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SHELLEY BRADFORD BELL
VICE-PRESIDENT	MICHAEL J. ANTONINI
COMMISSIONER	EDGAR E. BOYD
COMMISSIONER	LISA M. FELDSTEIN
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	SUE LEE
COMMISSIONER	WILLIAM L. LEE

GERALD G. GREEN, DIRECTOR OF PLANNING
LINDA D. AVERY, COMMISSION SECRETARY

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03

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, June 5, 2003

1:30 PM

Regular Meeting

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JUN - 2 2003

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President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0339C (K. AMDUR: (415) 558-6351)
625 LARKIN STREET - southwest corner at Willow Street (between Eddy and Ellis Streets); Lot 006 in Assessor's Block 0740 - Request for conditional use authorization to modify the conditions of approval of Case No. 85.22EC as set forth in Motion No. 10328, which authorized the construction of a new 5-story building containing up to 8 dwelling units, approximately 6,000 square feet of commercial space and 11 parking spaces. The proposal is to convert a portion of the 2nd floor of the building, which currently contains office space, to three dwelling units. The building would subsequently contain a total of 11 dwelling units. Approximately 2000 square feet of office space would remain on the 2nd floor. The subject property is located in an RC-4 (Residential-Commercial Combined: High Density) Zoning District, the North of Market Residential Special Use District #1 and an 80-T Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of May 15, 2003)
(Proposed for Continuance to July 10, 2003)
2. 2003.0165D (D. SIROIS: (415) 558-6313)
3976 - 25TH STREET - north side of 25th Street, between Sanchez & Vicksburg, Lot 019, Assessor's Block 6536 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2002.11.07.0995, to demolish an existing single-family dwelling (the project also includes the construction of a new two-family dwelling) in an RH-2 (Residential House, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.
Preliminary Recommendation: Pending
(Proposed for Continuance to July 10, 2003)
- 3a. 2002.1220CV (M. LI: (415) 558-6396)
999 GEARY STREET (990 POLK STREET) - southeast corner at Polk Street, Lots 006 and 007 in Assessor's Block 0716 - Request for conditional use authorization to (1) construct a 12-story, 106-foot-high building containing up to 143 dwelling units for low-income senior citizens and (2) reduce the number of required residential parking spaces within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height and Bulk District. The project is proposing to provide 15 off-street parking spaces where 29 spaces are required.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to July 10, 2003)
- 3b. 2002.1220CV (M. LI: (415) 558-6396)
999 GEARY STREET (990 POLK STREET) - modification and usable open space and dwelling unit exposure variances sought. The proposed project is the construction of a

12-story, 106-foot-high building containing up to 143 dwelling units for low-income senior citizens within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height and Bulk District. The rear yard modification and usable open space and dwelling unit exposure variances will be considered by the Zoning Administrator.
(Proposed for Continuance to July 10, 2003)

4. 2003.0445D (J. TULLY: (415) 558-6372)
2821 STEINER STREET - west side between Green and Vallejo Streets; Lot 007 in Assessor's Block 0559 - Request for Discretionary Review of Building Permit Application No. 2002.12.20.3981 proposing to add a 177 sq. ft. addition to the rear first floor and a 21 sq. ft. addition to the rear second floor of this three-story, single-family residence in an RH-2, Two Family Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
DISCRETIONARY REVIEW APPLICATION WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of May 1, and 15, 2003.
6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

- 9a. (G.GREEN/C. HOGAN: (415) 558-6411/558-6610)
ORDINANCE AMENDING THE SAN FRANCISCO PLANNING CODE BY AMENDING ARTICLE 3.5 TO INCREASE FEES RELATED TO PERMIT AND OTHER REVIEWS.
Consideration of approval of proposed amendments to increase fees intended and designed to allow the Planning Department to generate the revenue necessary to cover the cost of carrying out the Planning Department's mission.
Preliminary Recommendation: Approve the draft resolution recommending to the Board of Supervisors that the proposed ordinance be adopted as presented.

- 9b. (G.GREEN/C. HOGAN: (415) 558-6411/558-6610)
ORDINANCE AMENDING THE SAN FRANCISCO ADMINISTRATIVE CODE BY AMENDING CHAPTER 31, ARTICLE IV TO INCREASE FEES FOR SERVICES.
Consideration of approval of proposed amendments to increase fees intended and designed to allow the Planning Department to generate the revenue necessary to cover the cost of staff time needed to conduct environmental review of proposed development projects and all the costs of supporting said staff.
Preliminary Recommendation: Approve the draft resolution recommending to the Board of Supervisors that the proposed ordinance be adopted as presented.

10. 2002.1093C (J. VOLLMANN (415) 558-6612)
1420 HAIGHT STREET - north side between Ashbury Street and Masonic Avenue; Lot 005 in Assessor's Block 1232 - Request for Conditional Use Authorization pursuant to Sections 719.40 and 719.21 of the Planning Code to allow expansion of the existing ground floor retail use, Shoe Biz, into the second floor space and mezzanine of the

existing two-story building located in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal also includes remodeling the front facade, relocating a lightwell and raising a portion of the roof seven feet to incorporate clerestory windows.

Preliminary Recommendation : Approval with Conditions.

11. 2003.0281T (P. LORD: (415) 558-6311)
Consideration of an ordinance amending Planning Code Section 312 to require that a change in use to a retail coffee store, as defined in Planning Code Section 790.102(n), or to a pharmaceutical and personal toiletries use, as defined in Planning Code Section 790.102(c), or the addition of prescription drug service where none previously existed within 3 years of an application for an addition, be subject to the notification and review procedures of Section 312, and making a finding of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approve resolution recommending the Board of Supervisors adopt the draft ordinance and the associated Planning Code text amendments.

3:30 P.M.

12. 2000.465M (T. OJEDA (415) 558-6251)
HOUSING ELEMENT OF THE GENERAL PLAN - Additional public hearing on the proposed update and amendments to the *General Plan* put forth in the *Housing Element Final Draft for Public Review* released February 10, 2003. Proposed revisions will update and amend the *Residence Element* adopted in 1990 and include an assessment of housing needs, new policies to increase housing production such as higher residential densities along appropriate transit corridors and downtown neighborhoods; encouragement of housing development in neighborhood commercial districts; reconsideration of residential parking requirements; and policies supporting construction of new family housing. *The Housing Element Final Draft for Public Review* incorporated modifications based on comments and other feedback received by the Planning Department on the first draft published in August 2002.
Preliminary Recommendation: No Action Required. Public hearing to receive comments only.
(First Public hearing held on May 1, 2003)

E. DISCRETIONARY REVIEW HEARING

Approximately **6:30 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follows: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:30 PM, but have not been called or heard by 6:30 PM, could be continued to a later time or date as determined by the Commission.

13. 2002.0557D (D. SIDER: (415) 558-6697)
473 LELAND AVENUE - south side between Loehr and Sawyer Streets, Lot 022 in Assessor's Block 6258 - Mandatory Discretionary Review of Demolition Permit Application Number 2002.01.03.8121, which would demolish an existing single-family dwelling. A new single-family dwelling would be constructed under a separate building permit application. Pursuant to Planning Commission Policy, any residential demolition requires a mandatory Discretionary Review Hearing. The property is located in an RH-1 (Single Family Residential) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

14. 2003.0293D (D. SIDER: (415) 558-6697)
1525 FOLSOM STREET - east side between Norfolk and 11th Streets, Lot 053 in Assessor's Block 3521 - Mandatory Discretionary Review of Building Permit Application Number 2003.02.05.6758, a proposal to convert the second story of an existing two story building from that of storage into a dwelling unit. The construction of a new rear deck, stairs, and garage are also proposed. The property is located in an SLR (Service / Light Industrial / Residential) Zoning District, the IPZ (Industrial Protection Zone) as set forth in Planning Commission Resolution Number 16202, and a 50-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review to approve the project with conditions.
15. 2003.0261D (T. TAM: (415) 558-6325)
4018 MORAGA STREET - north side, between 46th and 47th Avenues, Lot 25 in Block 1897 - Discretionary Review request on Building Permit No. 2002.12.12.3407s to allow a new third-story vertical addition and a two-story rear horizontal extension to an existing two-story, single-family dwelling. The property is located in the RH-1 and 40-X Height and Bulk Districts.
Preliminary Recommendation: Do not take D.R. and approve the project as submitted.
16. 2003.0344D (B. FU: (415) 558-6613)
1222 REVERE AVENUE - north side of Revere Avenue between Hawes and Ingalls Streets, Lot 026 in Assessor's Block 4762 - Mandatory Discretionary Review, under the Planning Commission's Policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.11.20.1933 proposing to demolish an existing single-family dwelling in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

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SAN FRANCISCO PLANNING COMMISSION

≡ Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, June 12, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUN - 9 2003

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION**

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2000.465M (T. OJEDA: (415) 558-6251)
HOUSING ELEMENT OF THE GENERAL PLAN - Continued public hearing on the proposed update and amendments to the *General Plan* put forth in the *Housing Element Final Draft for Public Review* released February 10, 2003. Proposed revisions will update and amend the *Residence Element* adopted in 1990 and include an assessment of housing needs, new policies to increase housing production such as higher residential densities along appropriate transit corridors and downtown neighborhoods; encouragement of housing development in neighborhood commercial districts; reconsideration of residential parking requirements; and policies supporting construction of new family housing. *The Housing Element Final Draft for Public Review* incorporated modifications based on comments and other feedback received by the Planning Department on the first draft published in August 2002.
Preliminary Recommendation: No Action Requested.
NOTE: Public hearing to receive comments limited to the date, time and place of the next public hearing on this item, at which hearing, comments on the *Housing Element Final Draft for Public Review* will be heard again.
(First Public hearing held on May 1, 2003; continued to second public hearing held on June 5, 2003.)
2. 2002.1268D (G. NELSON: (415) 558-6257)
527 23rd AVENUE - west side between Anza and Balboa Streets; Lot 007 in Assessor's Block 1566 - request for Discretionary Review of Building Permit Application No. 2002.09.05.5649, proposing to construct a two-story horizontal addition at the rear of the single-family dwelling, a new third floor and a partial fourth floor in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposal would create a second dwelling unit and a second off-street parking space.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(proposed for continuance to July 10, 2003)
- 3a. 2002.1258DD (G. NELSON: (415) 558-6257)
1708 ANZA STREET - east side between Geary Boulevard and Anza Street, Lot 030 in Assessor's Block 1534 - Request for Discretionary Review and Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Demolition Permit Application 2002.05.01.4436, proposing to demolish a one-story, single-family residence in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. There are two single-family dwellings on the lot proposed to be demolished. The building proposed to be demolished under Demolition Permit Application 2002.05.01.4436 is located at the front of the lot. The replacement project proposes the construction of a four-story, three-unit building on the lot.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

(proposed for continuance to July 10, 2003)

- 3b. 2002.1259DD (G. NELSON: (415) 558-6257)
1708 ANZA STREET - east side between Geary Boulevard and Anza Street, Lot 030 in Assessor's Block 1534 - Request for Discretionary Review and Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Demolition Permit Application 2002.05.01.5442, proposing to demolish a two-story, single-family residence in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. There are two single-family dwellings on the lot proposed to be demolished. The building proposed to be demolished under Demolition Permit Application 2002.05.01.5442 is located at the rear of the lot. The replacement project proposes the construction of a four-story, three-unit building.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(proposed for continuance to July 10, 2003)

4. 2002.0913C (G. NELSON: (415) 558-6257)
2001 UNION STREET, southwest corner at the intersection of Union and Buchanan Streets; Lot 024 in Assessor's Block 0541: Request for Conditional Use authorization pursuant to Section 725.83, of the Planning Code to install six (6) cellular antennas and five (5) related equipment cabinets on the roof of the Union Street Plaza Building, within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District as part of Sprint PCS' wireless network. The proposed antennas would be flush mounted to an existing rooftop penthouse, and the related equipment would be housed in a new mechanical penthouse that would be partially visible from the street below. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 2 (co-location) as there are two other cellular installations at this site.
Preliminary Recommendation: Pending
Proposed for indefinite continuance

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

(M. CHION: (415) 558-6314)

8. Eastern Neighborhoods Community Planning Process Update.

D. REGULAR CALENDAR

9. 2002.0497E (R. AHMADI: (415) 558-5966)
2026 LOMBARD STREET - **Hearing on the Appeal of a Preliminary Mitigated Negative Declaration.** The proposed project includes the construction of a four-story, 40-foot high, 97-room tourist hotel containing approximately 49,000 sq. ft. of hotel area and the demolition of the existing two-story, 30-room tourist hotel/motel of approximately 8,630 gross square feet (sq. ft.). The 13,613 square-foot lot is located on the north side

of Lombard Street between Fillmore and Webster Streets (Assessor's Block 0492, Lot 25) in the Marina District of San Francisco. Vehicular and pedestrian access to the project would be from Lombard Street. The existing hotel/motel is currently operating, and is a legal non-conforming use as it was constructed in 1955, prior to neighborhood commercial zoning controls. The project site is in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The proposed project would be required to get Conditional Use Authorization for the hotel use from the Planning Commission under Sections 712.55, 712.11 and 712.21 of the Planning Code. (Continued from Regular Meeting of May 8, 2003)

10. 2002.0497C (G.NELSON: (415) 558-6257)
2026 LOMBARD STREET - north side of Lombard Street between Fillmore and Webster Streets, Lot 025 in Assessor's Block 0492 - Request for conditional use authorization pursuant to Sections 712.55, 712.11 and 712.21 of the Planning Code to construct a four-story, 40-foot high, 97-room tourist hotel containing approximately 49,000 sq. ft. of hotel area and 78 off-street parking spaces on an approximately 13,613 square-foot lot within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, in the Marina District of San Francisco. Vehicular and pedestrian access to the project would be from Lombard Street. The proposal is also to demolish an existing two-story, 30-room tourist hotel/motel of approximately 8,630 gross square feet. Preliminary Recommendation: Approval with conditions.
- 11a. 2003.0028XCXV (A. LIGHT: (415) 558-6254)
150 POWELL STREET - southeast corner of Powell Street and O'Farrell Street, Lot 22 in Assessor's Block 0327 - A request for Determination of Compliance under Section 309 of the Planning Code for two alternate, mutually exclusive uses, both of which would demolish three un-rated buildings located on the project site, construct an addition connected to the east side of the existing 150 Powell Street building, and renovate that existing building, rated as Category IV under the Planning Code. The proposed addition and renovated 150 Powell Street building would have four stories, approximately 65 feet tall, and would include retail space, and an approximately 3,600 gross square foot landscaped courtyard and lobby on the first floor. Both alternatives require a determination of compliance with the Planning Code pursuant to Section 309, with an exception to loading requirements. No parking would be provided as part of the Project. The subject site is within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District. Option (1) would provide ground floor, basement, and mezzanine retail, with the upper three stories used for up to 50 dwelling units, all uses permitted as of right. This alternative requires an additional exception under Section 309 (rear yard), and also must obtain variances from residential parking (13 spaces), dwelling unit exposure, and open space requirements, at a concurrent hearing before the Zoning Administrator. Option (2) would provide ground floor and mezzanine retail, with the upper three stories used for up to 50 units of time share condominiums, categorized as a "hotel" use under the Planning Code and requiring a Conditional Use authorization. The basement would be used as accessory spa and gymnasium space for the time-share residents. This alternative has no parking requirements. Preliminary Recommendation: Approval with Conditions of both Options 1 and 2. (Continued from Regular Meeting of May 8, 2003)
- 11b. 2003.0028XCXV (A. LIGHT: (415) 558-6254)
150 POWELL STREET - southeast corner of Powell Street and O'Farrell Street, Lot 22 in Assessor's Block 0327 - A request for a Conditional Use Authorization to allow up to 50 units of timeshare use (classified as a hotel) under Sections 216(b)(i) and 303 of the Planning Code. The proposed project would demolish three unrated buildings located on

the project site, construct an addition connected to the east side of the existing 150 Powell Street building, and renovate that existing building, rated as Category IV under the Planning Code. The proposed addition and renovated 150 Powell Street building would have four stories, approximately 65 feet tall, and would include retail space, and an approximately 3,600 gross square foot landscaped courtyard and lobby on the first floor. No parking or off-street loading would be provided as part of the Project. The project would provide ground floor and mezzanine retail, with the upper three stories used for the 50 units of time share units. The basement would be used as accessory spa and gymnasium space for the timeshare residents. The subject site is within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of May 8, 2003)

- 11c. 2003.0028XCV (A. LIGHT: (415) 558-6254)
150 POWELL STREET - southeast corner of Powell Street and O'Farrell Street, Lot 22 in Assessor's Block 0327 - A request for variances from (1) residential parking requirements (a 13 space parking variance); (2) residential open space requirements (a proposed courtyard that provides the required square footage does not meet the light and air standards for common residential open space); and (3) dwelling unit exposure requirements. The proposed project would create up to 50 dwelling units by demolishing three unrated buildings located on the project site, constructing an addition connected to the east side of the existing 150 Powell Street building, and renovating that existing building, rated as Category IV under Article 11 of the Planning Code. The proposed addition and renovated 150 Powell Street building would have four stories, approximately 65 feet tall, and would include retail space, and an approximately 3,600 gross square foot landscaped courtyard and lobby on the first floor. No parking would be provided as part of the Project. The project would provide ground floor, basement, and mezzanine retail, with the upper three stories used for up to 50 dwelling units, all uses permitted as of right. The subject site is within a C-3-R (Downtown Retail) District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.
 (Continued from Regular Meeting of May 8, 2003)
12. 2000.778C (D. SIDER: (415) 558-6697)
1414 VALENCIA STREET (a.k.a. 1416 VALENCIA STREET) - being a through lot to Poplar Alley, between 25th and 26th Streets; Lot 004 in Assessor's Block 6531 - Request for Conditional Use Authorization to allow [1] the expansion of a non-residential use size in excess of 2,999 square feet pursuant to Planning Code Sections 121.2, 726.21, and 790.130, and in excess of 2,000 square feet pursuant to Board of Supervisors Resolution Number 500-02 (Mission District Interim Controls) and [2] the establishment of an 'other institutions, large' use on a second floor pursuant to Planning Code Sections 726.81 and 790.50(d). The proposal is to expand an existing church ("Tabernacle of Faith Missionary Baptist Church") by approximately 1,800 square feet on the ground and second stories. The property is within the Valencia Street Neighborhood Commercial Zoning District, a 50-X Height and Bulk District, and the Valencia Street sub-area of the Mission District Interim Controls.
 Preliminary Recommendation: Approval with Conditions.
13. 2002.0477C (J. PURVIS: (415) 558-6354)
351-363 SHOTWELL STREET - east side between 17th and 18th Streets; Lot 067 and 113 in Assessor's Block 3574 - Request for Conditional Use Authorization to: 1) allow a nonconforming use under Planning Code Section 185(e) to change from a light industrial use to a non-profit arts activity known as Oberlin Dance Collective/San Francisco; and, 2) to allow the replacement of a production-distribution-repair (PDR) use with a non-PDR

use under the Mission District Interim Controls (MDIC). The site is within an RH-3 (Residential, House, Three-Family) Use District, a 40-X Height and Bulk District, and within the MDIC Area.

Preliminary Recommendation: Approval with Conditions

14. 2003.0166C (J. PURVIS: (415) 558-6354)
2068-2070 MISSION STREET - west side between 16th and 17th Streets; Lot 013 in Assessor's Block 3569 - Request for Conditional Use Authorization under Planning Code Sections 712.54 and 790.60, to establish a massage use as part of a personal service use on the second floor of a two-story building, within an NC-3 (Moderate-Scale Neighborhood Commercial) Use District, a 80-B Height and Bulk District, and within the Mission District Interim Controls Area.
Preliminary Recommendation: Disapproval

E. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

15. 2003.0398D (M. SMITH: (415) 558-6322)
4386 26TH STREET - north side of the street between Douglass and Diamond Streets, Lot 018 in Assessor's Block 6556 - Request for Discretionary Review of Building Permit Application No. 2002.11.12.1134, proposing to construct a one-story vertical addition on a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
- 16a. 2002.1171DV (M. WOODS: (415) 558-6315)
2312 WEBSTER STREET - east side between Washington and Jackson Streets; Lot 22 in Assessor's Block 604 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2002.09.04.5572S, proposing to reconfigure the existing two-unit building to a single-family configuration with a new small auxiliary unit at the garage level in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed reconfiguration of units.
(Continued from Regular Meeting of May 22, 2003)
- 16b. 2002.1171DV (M. WOODS: (415) 558-6315)
2312 WEBSTER STREET - east side between Washington and Jackson Streets; Lot 22 in Assessor's Block 604 - Rear yard and non-complying structure Variances sought: Approximately fifty percent of the rear building wall of the lower two floors of the existing three-story over garage, two-unit building is within one foot of the rear lot line and the existing rear exit stairs are less than two feet from the rear lot line, thus making the building non-complying. The proposal is (1) to expand the garage level such that the entire garage level is within one foot of the rear lot line; (2) to rebuild the rear exit stairs in the southeast corner with one-hour fire rated walls up to the third floor level; and (3) to

construct a new fire escape stairs in the northeast corner with one-hour fire rated walls at the fourth floor level. The subject property is within an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
(Continued from Regular Meeting of May 22, 2003)

- 17a. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for Discretionary Review of Building Permit Application No. 2002.05.08.6090 proposing to construct a new two-story vertical and horizontal addition to the existing single-story over garage building with an attic level. The project proposes an increase from one to two dwelling units. The project is in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. The proposal also requires a front setback Variance for the second story, which will be considered by the Zoning Administrator.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of May 15, 2003)
NOTE: On March 20, 2003, following public testimony, the Commission closed the public hearing and continued this item to April 3, 2003 by a vote of +4-1 (Commissioner Feldstein voted No; Commissioners Boyd and Hughes were absent). Both Discretionary Review requestor and Project Sponsor were asked to explore possible alternatives to the plans. Public Hearing remains open to any new material presented.
- 17b. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for a front setback Variance for the construction of a new second story in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. The project proposes an increase from one to two dwelling units.
(Continued from Regular Meeting of May 15, 2003)
NOTE: On March 20, 2003, the Acting Zoning Administrator continued this item to April 3, 2003. On April 3, 2003, the Zoning Administrator continued this item to April 24, 2003. On April 24, 2003, the matter was continued to May 15, 2003)
18. 2003.0393DD (G. CABREROS: (415) 558-6169)
1336 18TH AVENUE - east side between Irving and Judah Streets, Lot 004H in Assessor's Block 1772 - Requests for Discretionary Review of Building Permit Application No. 2002.12.19.3787 proposing to add a new third floor and a partial fourth floor to a two-story single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The project also proposes to add a second dwelling unit and a second parking space.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
19. 2003.0044D (G. CABREROS: (415) 558-6169)
458 - 11TH AVENUE - east side between Geary Boulevard and Anza Street, Lot 030 in Assessor's Block 1534 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Building Permit Application 2001.09.17.8447, proposing to demolish a two-story, two-unit residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The replacement project proposes new construction of a four-story, two-unit building.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

NOTE: On April 3, 2003, following public testimony, the Commission closed public hearing and continued the matter to May 8, 2003, instructing the project sponsor to provide supporting information on the soundness report. Public hearing remains open on any new information provided.

(Continued from Regular Meeting of May 22, 2003)

20. 2002.0902D (K. McGEE: (415) 558-6367)
843 SAN JOSE AVENUE - east side between Kingston and Brooke Streets; Lot 35 in Assessor's Block 6660 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Building Permit Application No. 2002.07.25.2294, proposing to demolish the existing one-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District. Recommendation: Do not take Discretionary Review and approve the proposal.
21. 2003.0252D (K. McGEE: (415) 558-6367)
2130 24th STREET - north side between Rhode Island and De Haro Streets; Lot 36 in Assessor's Block 4217 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Building Permit Application No. 2002.12.06.2942, proposing to demolish the existing one-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District. Recommendation: Do not take Discretionary Review and approve the proposal.
- 22a. 2003.0346DV (D. DIBARTOLO: (415) 558-6291)
701 LOMBARD STREET - bounded between Lombard and Mason Streets and Columbus Avenue, Lot 001 in Assessor's Block 0074 - Request for Discretionary Review of Building Permit Application No. 2001.12.20.5662S, a proposal to demolish a parking lot and to construct a new four-story, mixed-use building containing nine dwelling units, ground floor retail, and nine off-street parking spaces. The subject property is located in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
- 22b. 2003.0346DV (D. DIBARTOLO: (415) 558-6291)
701 LOMBARD STREET - usable open space variance sought. The proposed project is to demolish a parking lot and to construct a new four-story, mixed-use building containing nine dwelling units, ground floor retail, and nine off-street parking spaces. The subject property is located in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. The Zoning Administrator will consider a request for a variance from requirements for usable open space.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

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SAN FRANCISCO PLANNING COMMISSION

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Notice of Meeting &

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 19, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUN 16 2003

SAN FRANCISCO
PUBLIC LIBRARY

2003 JUN 16 03A11 44 : VD

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2000.1073E (B. HELBER: (415) 558-5968)
201 FOLSOM STREET - Certification of Final Environmental Impact Report (FEIR).
The rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a residential development of approximately 1,500,000 gross square feet (gsf) at 201 Folsom Street (the "development" project). The property is currently used as a paved parking lot by the United States Postal Service (USPS) Annex and other government agencies for 270 vehicles. The rezoning project includes rezoning part of Lot 1 in Assessor's Block 3746 and Lots 1 and 8 in Assessor's Block 3745 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 150 and 200 feet to RC-4 (Residential-Commercial Combined: High-Density) with a 300- and 400-foot height limit. In addition, a Planning Code text amendment is requested to create a new Residential/Commercial subdistrict under the Rincon Hill Special Use District overlay, and amendments to the *Rincon Hill Area Plan*, a part of the *San Francisco General Plan*. The request for rezoning has been made in conjunction with development proposed at 300 Spear Street on Assessor's Block 3745, Lot 1, that would be a part of the rezoned area. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745, the remaining privately owned lot in the existing P district. The development portion of the project would consist of up to 725 residential units (about 825,000 gsf) and about 38,000 gsf of retail space. It would include about 753 enclosed parking spaces and four loading spaces for the use of the development, and about 272 enclosed replacement parking spaces for the use of the USPS and other government agencies. An 80-foot-tall building base would cover the site. Two residential towers would rise above the building base to total heights of approximately 350 feet and 400 feet above the ground level. The project would require a subdivision of Lot 1 to separate the development site from the Postal Service Annex. **Preliminary Recommendation: Certify the EIR as a Final EIR. Please note that the public review period for the Draft EIR ended at 5 pm, December 2, 2002. (Proposed for Continuance to June 26, 2003)**
2. 2000.1073C (M. SNYDER: (415) 558-6891)
201 FOLSOM STREET (aka 314-390 MAIN STREET) - the northern half of the block bounded by Folsom Street to the north, Main Street to the east, Harrison Street to the south, and Beale Street to the west, Lot 1 in Assessor's Block 3746 - Request for conditional use authorization pursuant to Planning Code Sections 303 and 253 to allow construction of a building taller than 40 feet in an R (Residential) District. The proposed Project would consist of up to 820 residential units in about 775,000 gross square feet, about 38,000 gross square feet of retail space, and up to 845 off-street parking spaces for the residential and retail uses and up to 272 replacement parking spaces for United States Postal Service. The project would include two towers that would be approximately 400 and 350-feet tall. The project is currently within a P (Public) District and within 200-R and 150-R Height and Bulk Districts. (A Public Hearing for a Planning Code Text, Map

and General Plan Amendments for this site will be considered immediately before this hearing).

Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 26, 2003)

3. 2000.1090E (B. HELBER: (415) 558-5968)
300 SPEAR STREET - Certification of Final Environmental Environmental Impact Report (FEIR). The project includes rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a mixed-use development of approximately 1,560,000 gross square feet (gsf) at 300 Spear Street (the "development project"). The property is currently used as a paved parking lot for 290 vehicles. The property was formerly owned by Caltrans and under lease to Golden Gate Transit for daytime commuter bus layovers. Golden Gate Transit buses were relocated a few blocks away in 2000. The rezoning project includes rezoning Lots 1 and 8 in Assessor's Block 3745, and part of Lot 1 in Assessor's Block 3746 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 105, 150 and 200 feet to RC-4 (Residential-Commercial Combined: High Density) with 300- and 400-foot height limits. In addition, a Planning Code text amendment is requested to create a new Residential/Commercial subdistrict under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area Plan, a part of the San Francisco General Plan. The request for rezoning has been made in conjunction with the proposed development at 201 Folsom Street on Assessor's Block 3746, Lot 1, that would be a part of the rezoned area. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745, the remaining privately owned lot in the existing P district. The development portion of the project would consist of up to 820 residential units, about 36,000 gsf of retail and about 890 underground parking spaces. Two 80-foot-tall building bases would be built to the property lines on Spear, Folsom and Main Streets; the building bases would surround a landscaped courtyard beginning at the courtyard (third) level. Two residential towers would rise above the building bases to total heights of approximately 350 feet and 400 feet above the ground level, respectively.
Preliminary Recommendation: Certify the EIR as a Final EIR. Please note that the public review period for the Draft EIR ended at 5 pm, December 2, 2002.
(Proposed for Continuance to June 26, 2003)
4. 2000.1326MZZ (M. SNYDER: (415) 558-6891)
300 SPEAR STREET, 160 HARRISON STREET (aka 365 MAIN STREET), AND 201 FOLSOM STREET (aka 314-390 MAIN STREET) - the northern half of the block bounded by Folsom, Spear Street, Harrison Street, and Main Street, Lot 1 in Assessor's Block 3745; the northeast corner of Harrison Street and Main Street, Lot 8 in Assessor's Block 3745; and the northern half of the block bounded by Harrison Street, Beale Street, Folsom Street, and Main Street, the northern half of Lot 1 in Assessor's Block 3746, respectively -- Zoning Reclassification of Property, Planning Code Text Change, and General Plan Amendments sought. The applicants have requested approvals for: (1) the reclassification of these properties from P (Public) to RC-4 (Residential-Commercial Combined, High Density), Districts and the establishment of a "Residential/Commercial Subdistrict" within the Rincon Hill Special Use District under Section 249.1 of the Planning Code, pursuant to Section 302 of the Planning Code; (2) the adoption of amendments to the Rincon Hill Area Plan (part of the General Plan) pursuant to Section 340 of the Planning Code; (3) the adoption of modifications to the existing height and bulk limits, including increasing the current height limits from 200-feet, 150-feet and 105 feet to 400 feet for 201 Folsom Street and 300 Spear Street; and from 105 feet to 300 feet for 160 Harrison Street; and (4) the adoption of text amendments to the Planning Code and General Plan that would change the requirements for density, use, usable open space, parking, parking location, street frontage, site coverage, tower separation and dwelling unit exposure, and other matters at the subject sites.

Preliminary Recommendation: Adopt a Resolution Recommending to the Board of Supervisor's Approval of the Proposed Text, Map and General Plan Changes
(Proposed for Continuance to June 26, 2003)

5. 2000.1090C (M. SNYDER: (415) 558-6891)
300 SPEAR STREET - the northern half of the block bounded by Folsom Street to the north, Spear Street to the east, Harrison Street to the south, and Main Street to the west, Lot 1 in Assessor's Block 3745 - Request for (1) conditional use authorization pursuant to Planning Code Section 303 and 253 to allow construction of a building taller than 40 feet in an R (Residential) District; and (2) an exception under Section 271 of the Planning Code to permit the Project to exceed the maximum plan length. The proposed project would consist of up to 820 residential units in about 910,000 gross square feet, about 35,000 gross square feet of retail space, and up to 890 underground parking spaces. The Project would include two residential high-rises with overall heights of approximately 400 and 350 feet; and two lower buildings with an overall height of 85 feet. The project is currently within a P (Public) District and within 200-R and 105-R Height and Bulk Districts. (A Public Hearing for a Planning Code Text, Map and General Plan Amendments for this site will be considered immediately before this hearing)
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to June 26, 2003)
6. 2002.1049C (K. McGEE: (415) 558-6367)
34 LELAND AVENUE - north side between Bayshore Boulevard and Alpha Street; Lot 10 in Assessor's Block 6248 - Request for Conditional Use Authorization to construct a child-care facility on the ground floor and three dwelling units above without providing the required parking, per Planning Code Section 161(j) in an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to July 10, 2003)
7. 2003.0189D (G. CABREROS: (415) 558-6169)
529 21ST AVENUE - west side between Anza and Balboa Streets, Lot 004 in Assessor's Block 1564 - Mandatory Discretionary Review per the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.06.14.9077 proposing to demolish a one-story, single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
(Continued from Regular Meeting of May 22, 2003)
(Proposed for Continuance to July 10, 2003)
8. 2003.0278C (M. SMITH: (415) 558-6322)
5810 MISSION STREET - north side of the street between Lawrence and Sickles Avenues, Lots 039, 042, and 049 in Assessor's Block 7143- Request for Conditional Use Authorization pursuant to Planning Code Sections 303 and 304 to allow the amendment of Motion No. 13347 to amend the Planned Unit Development authorization to allow for the conversion of three Below Market Rate (BMR) rental apartments into three (BMR) dwelling units for sale for owner occupancy. The conversion would affect units #202, #205, and #303 in the building, located in a NC-2 (Small-Scale Neighborhood Commercial District) and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to July 10, 2003)

- 9a. 2002.1301CVD (M. LUELLEN: (415) 558-6478)
230-242 TURK STREET - "The Salvation Army Turk Street Center", north side between Jones and Leavenworth Streets; Lots 024 & 006 in Assessors Block 0338: Request for Conditional Use authorization pursuant to Planning Code Section 303 to construct a new mid-rise building that will contain 109 units of affordable housing for adults in recovery and older foster care youth. The project includes a gymnasium, pool, chapel and multi-purpose room on the ground floor, and social services offices, and youth recreational area on the second and third floors, all built over an underground parking level accessed from Turk Street and containing at least 32 off-street spaces. A structure containing 36 dwelling units and 74 rooms of group housing would be demolished. The subject property is in an RC-4 (Residential-Commercial Combined, High Density) District and located within the North of Market Residential Special Use District No. 1. The existing building is a contributing structure to the National Register Eligible San Francisco Apartment and Hotel District and is in an 80-120-T Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to July 24, 2003)
- 9b. 2002.1301CVD (M. LUELLEN: (415) 558-6478)
230-242 TURK STREET - "The Salvation Army Turk Street Center", north side between Jones and Leavenworth Streets; Lots 024 & 006 in Assessors Block 0338: Mandatory Discretionary Review, under the Planning Commission's Policy requiring review of all residential demolitions, of a proposal to demolish a structure containing 36 dwelling units and 74 rooms of group housing to construct 109 units of affordable housing and facilities for associated services. The subject property is in an RC-4 (Residential-Commercial Combined, High Density) District and located within the North of Market Residential Special Use District No. 1. The existing building is a contributing structure to the National Register Eligible San Francisco Apartment and Hotel District and is in an 80-120-T Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition
(Proposed for Continuance to July 24, 2003)
- 9c. 2002.1301CVD (M. LUELLEN: (415) 558-6478)
230-242 TURK STREET - "The Salvation Army Turk Street Center", north side between Jones and Leavenworth Streets; Lots 024 & 006 in Assessors Block 0338: Request for a rear yard modification in accord with Section 134(f) to provide an equivalent yard area elsewhere on the lot, and for a Variance to provide 32 parking spaces where 88 are required, as part of a project to construct a new mid-rise building that will contain 109 units of affordable housing for adults in recovery and older foster care youth and facilities for associated services. The project includes a gymnasium, pool, chapel and multi-purpose room on the ground floor, and social services offices, and youth recreational area on the second and third floors, all built over an underground parking level accessed from Turk Street and containing at least 32 off-street spaces. The subject property is in an RC-4 (Residential-Commercial Combined, High Density) District and located within the North of Market Residential Special Use District No. 1. The existing building is a contributing structure to the National Register Eligible San Francisco Apartment and Hotel District and is in an 80-120-T Height and Bulk District. The Zoning Administrator will consider these requests.
(Proposed for Continuance to July 24, 2003)
10. 2003.0193D (R. CRAWFORD: (415) 558-6358)
244 GRANADA AVENUE - East side between Ocean and Holloway Avenues. Assessor's Block 6942 Lot 039 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition of Demolition Permit

Application No. 2002.1028.0113, to demolish the existing one family house, in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district. There is a related proposal to construct a new two-family building.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Demolition Permit.

(Proposed for Continuance to August 21, 2003)

- 11a. 2002.1298CV (M. LI: 9415) 558-6396)
624 LAGUNA STREET - northeast corner at Ivy Street, Lot 012 in Assessor's Block 0807 - Request for conditional use authorization to demolish a vacant one-unit residential building and to construct a four-story, 40-foot-high senior care residential facility for up to 30 residents within the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District. The project is the subject of a concurrent Variance hearing before the Zoning Administrator.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of May 8, 2003)
(Proposed for Continuance to August 21, 2003)
- 11b. 2002.1298CV (M. LI: 9415) 558-6396)
624 LAGUNA STREET - northeast corner at Ivy Street, Lot 012 in Assessor's Block 0807 - Parking variance sought. The proposed project is the demolition of a vacant one-unit residential building and the construction of a four-story, 40-foot-high senior care facility for up to 30 residents within the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District. The project is proposing to provide zero off-street parking spaces where three are required.
(Continued from Regular Meeting of May 8, 2003)
(Proposed for Continuance to August 21, 2003)
12. 2003.0253D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - south side between 42nd and 43rd Avenue; lot 016 in Assessor's Block 1502 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2001.03.07.3684, proposing the demolition of a two-story two-family dwelling, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story two-family dwelling with two off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Proposed for Continuance to September 18, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

13. Commission Comments/Questions
14. Consideration of Amendment of the Planning Commission Meeting Schedule for July 31, 2003.

C. DIRECTOR'S REPORT

15. Director's Announcements
16. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

17. 2003.0437C (F. JONES: (415) 558-6477)
3817 NORIEGA STREET - southeast corner of Noriega Street and 46th Avenue, Lot 001 in Assessor's Block 2082- Request for Conditional Use Authorization under Planning Code Section 303 and 710.44 to establish a small self-service restaurant (Taqueria La Playa) within an existing vacant retail space located in a NC-1 (Neighborhood Commercial Cluster District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
- 18a. 2003.0586XV (A. LIGHT: (415) 558-6254)
1 POWELL STREET - west side between Eddy and Ellis Streets, on Hallidie Plaza; Lot 5, in Assessor's Block 330 -- Request under Planning Code Section 309 (Permit Review in C-3 Districts) for a significant revision to an approved application (Case No. 2000.1140X) to accommodate a retail store, and to seismically retrofit the existing 138-foot tall, seven-story over basement building containing a ground level retail banking office with office uses on the upper floors. The revised request is for a Determination of Compliance to permit conversion of the office portion of the previously approved project to approximately 44 residential dwelling units within the existing envelope of the building. An exception to the rear yard requirement is requested. Variances are requested for Usable Open Space for Dwelling Units, Dwelling Unit Exposure requirements and Off-Street Parking requirements. The revised project would provide no off-street parking where 11 are required. The request for variances will be considered by the Zoning Administrator at the same Planning Commission hearing on June 19, 2003.
- 18b. 2003.0586XV (A. LIGHT: (415) 558-6254)
1 POWELL STREET - west side between Eddy and Ellis Streets, Lot 5, in Assessor's Block 330 - Request for a variance from the Usable Open Space requirements for Dwelling Units, a variance from the Dwelling Unit Exposure requirements, and a variance from residential Off-Street Parking requirements. The proposed project is for a significant revision to an approved application (Case No. 2000.1140X) to accommodate a retail store, and to seismically retrofit the existing approximately 135-foot tall, seven-story over basement Category I building containing a ground level retail banking office with office uses on the upper floors. The office space is to be converted to approximately 44 dwelling units. The proposed project would provide no off-street parking where 11 are required. The project is located in a C-3-R (Downtown, Retail) zoning district, the Kearny-Market-Mason-Sutter Conservation District, and a 110-X height and bulk district.
19. 2003.0466C (D. SIDER: (415) 558-6697)
555 4TH STREET (aka 557 4TH STREET) - a parcel bounded by Freelon, Welsh, and Zoe Streets; Lot 119 in Assessor's Block 3776: Request for Conditional Use Authorization to allow [1] the construction of residential units pursuant to Planning Code Section 249.23(a) as a replacement for a previously approved but not yet constructed live/work units and [2] an exception to the base 50 foot height limit pursuant to Code Section 249.23(i). An exception from Dwelling Unit Exposure requirements is also requested pursuant to Code Section 249.23(f). Additionally, an administrative modification of rear yard requirements is sought from the Zoning Administrator pursuant to Code Section 249.23(d). The proposal involves the construction of 296 dwelling units, 7,000 square feet of retail space, and 312 off-street parking spaces in a new nine-story building extending to no more than 85 feet in height. As required by the Fourth and Freelon Streets SUD, affordable housing with square footage equal to 15 percent of the total residential square footage of the aforementioned project would be constructed off-site. The property is within an SLI (Service/Light Industrial) Mixed-Use Zoning District, the Fourth and Freelon

Streets SUD (Special Use District) as recently established by Board of Supervisors Ordinance Number 27-03, the Mixed-Use Housing Zone as set forth in Planning Commission Resolution 16202, the proposed SES (South-End Service) District as set forth in Planning Commission Resolution Numbers 14843 and 14844, and a 50/85-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

E. DISCRETIONARY REVIEW HEARING

Approximately **5:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follows: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

- 20a. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for Discretionary Review of Building Permit Application No. 2002.05.08.6090 proposing to construct a new two-story vertical and horizontal addition to the existing single-story over garage building with an attic level. The project proposes an increase from one to two dwelling units. The project is in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. The proposal also requires a front setback Variance for the second story, which will be considered by the Zoning Administrator.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.

(Continued from Regular Meeting of June 12, 2003)

NOTE: On March 20, 2003, following public testimony, the Commission closed the public hearing and continued this item to April 3, 2003 by a vote of +4-1 (Commissioner Feldstein voted No; Commissioners Boyd and Hughes were absent). Both Discretionary Review requestor and Project Sponsor were asked to explore possible alternatives to the plans. Public Hearing remains open to any new material presented.

- 20b. 2002.0933DV (B. FU: (415) 558-6613)
891 CAROLINA STREET - east side, between 20th Street and 22nd Street; Lot 027 in Assessor's Block 4097 - Request for a front setback Variance for the construction of a new second story in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. The project proposes an increase from one to two dwelling units.

(Continued from Regular Meeting of June 12, 2003)

NOTE: On March 20, 2003, the Acting Zoning Administrator continued this item to April 3, 2003. On April 3, 2003, the Zoning Administrator continued this item to April 24, 2003. On April 24, 2003, the matter was continued to May 15, 2003)

21. 2003.0344D (B. FU: (415) 558-6613)
1222 REVERE AVENUE - north side of Revere Avenue between Hawes and Ingalls Streets, Lot 026 in Assessor's Block 4762 - Mandatory Discretionary Review, under the Planning Commission's Policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.11.20.1933 proposing to demolish an existing single-family

dwelling in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. There are related proposals for a lot subdivision to create two legal lots, and the construction of two new, two-family, two-story over garage buildings.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

(Continued from Regular Meeting of June 5, 2003)

22. 2003.0412D (K. McGEE: (415) 558-6367)
572 SAN JOSE AVENUE - west side between 27th and Duncan Streets, Lot 003 in Assessor's Block 6595 - Request for Discretionary Review of Building Permit Application No. 2002.11.04.0682 proposing to add a horizontal and vertical addition to a duplex and to add two parking spaces. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
23. 2003.0252D (K. McGEE: (415) 558-6367)
2130 24th STREET - north side between Rhode Island and De Haro Streets; Lot 36 in Assessor's Block 4217 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Building Permit Application No. 2002.12.06.2942, proposing to demolish the existing one-unit building in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Recommendation: Do not take Discretionary Review and approve the proposal.
24. 2003.0316D (G. CABREROS: (415) 558-6169)
529 - 21ST AVENUE - west side between Anza and Balboa Streets, Lot 004 in Assessor's Block 1564 - Request for Discretionary Review of Building Permit Application No. 2002.06.14.9075 proposing to construct a four-story, two-unit building with two parking spaces in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
25. 2002.0557D (D. SIDER: (415) 558-6697)
473 LELAND STREET - south side between Loehr and Sawyer Streets, Lot 022 in Assessor's Block 6258 - Mandatory Discretionary Review of Demolition Permit Application Number 2002.01.03.8121, which would demolish an existing single-family dwelling. A new single-family dwelling would be constructed under a separate building permit application. Pursuant to Planning Commission Policy, any residential demolition requires a mandatory Discretionary Review Hearing. The property is located in an RH-1 (Single Family Residential) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of June 5, 2003)
26. 2003.0293D (D. SIDER: (415) 558-6697)
1525 FOLSOM STREET - east side between Norfolk and 11th Streets, Lot 053 in Assessor's Block 3521 - Mandatory Discretionary Review of Building Permit Application Number 2003.02.05.6758, a proposal to convert the second story of an existing two story building from that of storage into a dwelling unit. The construction of a new rear deck, stairs, and garage are also proposed. Pursuant to Planning Commission Policy, any residential demolition requires a mandatory Discretionary Review Hearing. The property is located in an SLR (Service / Light Industrial / Residential) Zoning District, the IPZ

(Industrial Protection Zone) as set forth in Planning Commission Resolution Number 16202, and a 50-X Height and Bulk District.

Preliminary Recommendation: Take Discretionary Review to approve the project with conditions.

(Continued from Regular Meeting of June 5, 2003)

27. 2003.0261D (T. TAM: (415) 558-6325)
4018 MORAGA STREET - north side, between 46th and 47th Avenues, Lot 25 in Block 1897 - Discretionary Review request on Building Permit No. 2002.12.12.3407s to allow a new third-story vertical addition and a two-story rear horizontal extension to an existing two-story, single-family dwelling. The property is located in the RH-1 and 40-X Height and Bulk Districts.
Preliminary Recommendation: Do not take D.R. and approve the project as submitted.
(Continued from Regular Meeting of June 5, 2003)
28. 2002.1008D (K. SIMONSON: (415) 558-6321)
3196 MORAGA AVENUE - north side between Lyon Street and Presidio Avenue, Lot 3 in Assessor's Block 965 - Request for Discretionary Review of Building Permit Application No. 2002.07.08.0823, proposing to construct a horizontal extension at the basement, first, and second floors at the northeast corner of the existing single-family residence. The subject property is in an RH-1 (Residential, House, Single Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
29. 2002.1088D (M. SMITH: (415) 558-6322)
171 BEAVER STREET - west side of the street between Castro and 15th Streets, Lot 087 in Assessor's Block 2614 - Mandatory Discretionary Review, under Planning Commission's policy requiring review of housing demolition, of Demolition Application No. 2002.06.26.0049, proposing to demolish an existing one-story single-family dwelling (the project also proposes the construction of a new three-story over garage, two family dwelling) in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
30. 2003.0467D (M. WOODS: (415) 558-6315)
1238 MASONIC AVENUE - east side between Waller and Haight Streets; Lot 23 in Assessor's Block 1243 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.01.14.5103, proposing to legalize the conversion of a two-unit building to a single-family residence in an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be

exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 P.M. If an item is scheduled but not called or introduced prior to 10:00 P.M., the Commission may continue the matter to the next available hearing.

**SAN FRANCISCO
PLANNING COMMISSION
&
RECREATION AND PARK COMMISSION**

Notice of Meeting & Calendar



Special Joint Meeting
Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

DOCUMENTS DEPT.

Thursday, June 26, 2003

JUN 23 2003

SAN FRANCISCO
PUBLIC LIBRARY

12:30 PM

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

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COMMUNICATIONS

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12:30 PM _____

ROLL CALL:

PLANNING: Commission President: Shelley Bradford Bell
Commission Vice President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

RECREATION &

PARK: Commission President: John Murray
Commission Vice President: Bill Getty
Commissioners: Gloria Bonilla; Gordon Chin; Jim Lazarus
Larry Martin; Rebecca Prozan

A. SPECIAL CALENDAR

CONSIDER ALLOCATION OF FUNDS FROM THE DOWNTOWN PARK SPECIAL FUND -

Discussion and possible action to approve an allocation of funds from the Downtown Park Special Fund for development of Union Square and Ferry Park as permitted by Section 139(f) of the Planning Code.

Preliminary Recommendation: Approval

B. PUBLIC COMMENT

At this time, members of the public may address the Joint Commission on items of interest to the public that are within the subject matter jurisdiction of these Commissions except agenda items. With respect to agenda items, your opportunity to address these Commissions will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

Adjournment:

03

City **SAN FRANCISCO
PLANNING COMMISSION**

**Notice of Meeting
&**

Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, June 26, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUN 23 2003

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION**

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0418T (P. LORD: (415) 558-6311)
SECONDARY UNIT LEGISLATION - Consideration of an Ordinance amending the San Francisco Planning Code by repealing Section 207.2 [Second Unit] in its entirety, adding new Section 207.2 and amending Section 209.1 to authorize one additional secondary unit limited to 750 square feet of gross floor area on a lot within 1250 feet of a Primary Transit Street or Transit Center and also within 1250 feet of a Neighborhood Commercial or Commercial zoning district, and constructed for the elderly or persons with physical disabilities and to prohibit the owner from legalizing an illegal unit pursuant to the provisions of this ordinance; by amending Sections 135(d), Table 151 of Section 151 and 307(g) to establish the amount of open space; and adopting findings.
Preliminary Recommendation: Approval with Modifications
(Continued from Regular Meeting of May 22, 2003)
(Proposed for Continuance to July 10, 2003)
2. 2002.1021C (G. CABREROS: (415) 558-6169)
2525 CALIFORNIA STREET - south side, between Steiner and Pierce Streets, Lot 032 in Assessor's Block 0655 - Request for Conditional Use Authorization under Planning Code Section 718.11 for a development with a lot size exceeding 5,000 square feet in area. The proposal is to demolish the existing one-story commercial building and construct a four-story building with up to 16 dwelling units on the three upper stories, up to 4,999 square feet of retail space (Other Retail Sales and Services per Planning Code Section 790.102) on the ground floor, and up to 24 parking spaces in a basement garage, within the Upper Fillmore Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to July 24, 2003)
3. 2002.0639D (D. SIDER: (415) 558-6697)
604 RHODE ISLAND STREET AND 2005-2007 18TH STREET (aka 2001 18TH STREET; aka 602 RHODE ISLAND STREET) - corner of 18th and Rhode Island Streets, Lots 001 and 002 in Assessor's Block 4030 - Mandatory Discretionary Review of Building Permit Application Numbers 2002.05.22.7228 and 2002.05.22.7240, which would demolish a single family home and a two-unit home, respectively. Under proposed conditions, the two adjacent properties would be re-subdivided and a new single family home would be built on the resulting corner parcel while a new two-family home would be built on the resulting 18th Street parcel. Mandatory Discretionary Review is required under Planning Commission policy for projects proposing the demolition of housing. The properties are located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to August 21, 2003)

4. 2002.0207C (R. CRAWFORD: (415) 558-6358)
5894 - 5898 MISSION STREET - at Huron Street and Sickles Avenue, Assessor's Block 7143 Lot 033 - Request for Conditional Use Authorization under, Planning Code Section 178(c) for enlargement of a gas station with a convenience store open 24 hours a day; and Planning Code Section 229(b) to allow beer and wine sales at a gas station in an NC-2 (Small Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions to not allow beer and wine sales among other things.
NOTE: On May 22, 2003, following public testimony the Commission closed public hearing and continued this matter to June 26, 2003 in order for project sponsor to: 1) go back and look at site plan more closely as well as placement of storefront; 2) start construction within three years or the conditional use will expire 3) no 24 hour use; 4) no alcohol sales; 5) project sponsor to work with community.
(Proposed for Continuance to August 28, 2003)
5. 2002.1255C (M. SMITH: (415) 558-6322)
2087-2089 MARKET STREET - southeast corner of 15th and Market Streets, Lot 137 in Assessor's Block 3558- Request by Verizon Wireless for Conditional Use Authorization under Planning Code Section 721.83 to install (12) antennas on the rooftop and five associated equipment cabinets within the storage room of a mixed-use building located in the Upper Market Street Neighborhood Commercial District and 50-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Limited Location Preference 6 site as it is a building within an Individual Neighborhood Commercial District.
Preliminary Recommendation: Pending
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
9. Discuss the scheduling of a Public Hearing on the draft Housing Element

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

10. 2003.0166C (J. PURVIS: (415) 558-6354)
2068-2070 MISSION STREET - west side between 16th and 17th Streets; Lot 013 in Assessor's Block 3569 - Request for Conditional Use Authorization under Planning Code Sections 712.54 and 790.60, to establish a massage use as part of a personal service use on the second floor of a two-story building, within an NC-3 (Moderate-Scale

Neighborhood Commercial) Use District, a 80-B Height and Bulk District, and within the Mission District Interim Controls Area.

(Continued from Regular Meeting of June 12, 2003)

NOTE: On June 12, 2003, following public testimony, the Commission closed public hearing. The Commission passed a motion of intent to approve by a vote +5-1. Commissioner Antonini voted no. Commissioner Hughes was absent. Final Language June 26, 2003.

F. REGULAR CALENDAR

11. 2002.0809E (R. AHMADI: (415) 558-5966)
340-370 VALENCIA STREET - VALENCIA GARDENS HOPE VI PUBLIC HOUSING PROJECT - Certification of the Final Environmental Impact Report (FEIR): Assessor's Block 3546, Lot 2 is approximately five acres and is located at 340-370 Valencia Street on the block bounded by Valencia, Guerrero, 14th, and 15th Streets in the Mission District of San Francisco. The proposed project would be the demolition of the existing Valencia Gardens public housing project which was found to be an historical resource, including 22 three-story residential buildings containing 246 rental units and 82 surface parking spaces and replacement construction of new public housing. The new construction would consist of 15 three-story buildings and two four-story buildings containing 290 residential units, a community center; a childcare center; a computer learning center; an outdoor child play space and other semi-public community open space; and 286 surface parking spaces. The proposed project would require Conditional Use authorization from the Planning Commission to determine qualification as a Planned Unit Development (PUD) under Section 304 of the City Planning Code.
Preliminary Recommendation: Certify the EIR as a Final EIR. Please note the public review period for the DEIR ended at 5:00 pm, April 29, 2003.
12. 2002.0809C (J. PURVIS: (415) 558-6354)
340-370 VALENCIA STREET - west side between 14th and 15th Streets, a through lot with frontage on Guerrero Street; Lot 002 in Assessor's Block 3546 - Request for Conditional Use approval under Planning Code Sections 209.3(f), 209.4(a), and 304 to demolish the 22-building Valencia Gardens housing development and replace it with a new Planned Unit Development (PUD) with 260 dwelling units, a childcare facility, community center, and 87 on-site parking spaces; with exceptions from rear yard requirements of Section 134, parking requirements of Section 151, and freight loading requirements of Section 154; within an RM-1 (Residential, Mixed, Low-Density) Use District, a 40-X and 50-X Height and Bulk District, and within the Mission District Interim Controls Area.
Preliminary Recommendation: Approval with Conditions
13. 2000.1073E (B. HELBER: (415) 558-5968)
201 FOLSOM STREET - Certification of Final Environmental Impact Report (FEIR) - The rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a residential development of approximately 1,500,000 gross square feet (gsf) at 201 Folsom Street (the "development" project). The property is currently used as a paved parking lot by the United States Postal Service (USPS) Annex and other government agencies for 270 vehicles. The rezoning project includes rezoning part of Lot 1 in Assessor's Block 3746 and Lots 1 and 8 in Assessor's Block 3745 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 150 and 200 feet to RC-4 (Residential-Commercial Combined: High-Density) with a 300- and 400-foot height limit. In addition, a Planning Code text amendment is requested to create a new Residential/Commercial sub-district under the Rincon Hill Special Use District overlay, and amendments to the *Rincon Hill Area Plan*, a part of the *San Francisco General Plan*. The request for rezoning has been

made in conjunction with development proposed at 300 Spear Street on Assessor's Block 3745, Lot 1, that would be a part of the rezoned area. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745, the remaining privately owned lot in the existing P district. The development portion of the project would consist of up to 725 residential units (about 825,000 gsf) and about 38,000 gsf of retail space. It would include about 753 enclosed parking spaces and four loading spaces for the use of the development, and about 272 enclosed replacement parking spaces for the use of the USPS and other government agencies. An 80-foot-tall building base would cover the site. Two residential towers would rise above the building base to total heights of approximately 350 feet and 400 feet above the ground level. The project would require a subdivision of Lot 1 to separate the development site from the Postal Service Annex. Preliminary Recommendation: Certify the EIR as a Final EIR. Please note that the public review period for the Draft EIR ended at 5 pm, December 2, 2002. (Continued from Regular Meeting of June 19, 2003)

14. 2000.1090E (B. HELBER: (415) 558-5968)
300 SPEAR STREET - Certification of Final Environmental Impact Report (FEIR) -
 The project includes rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a mixed-use development of approximately 1,560,000 gross square feet (gsf) at 300 Spear Street (the "development project"). The property is currently used as a paved parking lot for 290 vehicles. The property was formerly owned by Caltrans and under lease to Golden Gate Transit for daytime commuter bus layovers. Golden Gate Transit buses were relocated a few blocks away in 2000. The rezoning project includes rezoning Lots 1 and 8 in Assessor's Block 3745, and part of Lot 1 in Assessor's Block 3746 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 105, 150 and 200 feet to RC-4 (Residential-Commercial Combined: High Density) with 300- and 400-foot height limits. In addition, a Planning Code text amendment is requested to create a new Residential/Commercial subdistrict under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area Plan, a part of the San Francisco General Plan. The request for rezoning has been made in conjunction with the proposed development at 201 Folsom Street on Assessor's Block 3746, Lot 1, that would be a part of the rezoned area. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745, the remaining privately owned lot in the existing P district. The development portion of the project would consist of up to 820 residential units, about 36,000 gsf of retail and about 890 underground parking spaces. Two 80-foot-tall building bases would be built to the property lines on Spear, Folsom and Main Streets; the building bases would surround a landscaped courtyard beginning at the courtyard (third) level. Two residential towers would rise above the building bases to total heights of approximately 350 feet and 400 feet above the ground level, respectively. Preliminary Recommendation: Certify the EIR as a Final EIR. Please note that the public review period for the Draft EIR ended at 5 pm, December 2, 2002. (Continued from Regular Meeting of June 19, 2003)
- 15a. 2000.1326MZT (M. SNYDER: (415) 558-6891)
300 SPEAR STREET, 160 HARRISON STREET (aka 365 MAIN STREET), AND 201 FOLSOM STREET (aka 314-390 MAIN STREET) - the northern half of the block bounded by Folsom, Spear Street, Harrison Street, and Main Street, Lot 1 in Assessor's Block 3745; the northeast corner of Harrison Street and Main Street, Lot 8 in Assessor's Block 3745; and the northern half of the block bounded by Harrison Street, Beale Street, Folsom Street, and Main Street, the northern half of Lot 1 in Assessor's Block 3746, respectively -- Zoning Reclassification of Property, Planning Code Text Change, and General Plan Amendments sought. The applicants have requested approvals for: (1) the reclassification of these properties from P (Public) to RC-4 (Residential-Commercial Combined, High Density), Districts and the establishment of a "Residential/Commercial

Sub-district" within the Rincon Hill Special Use District under Section 249.1 of the Planning Code, pursuant to Section 302 of the Planning Code; (2) the adoption of amendments to the Rincon Hill Area Plan (part of the General Plan) pursuant to Section 340 of the Planning Code; (3) the adoption of modifications to the existing height and bulk limits, including increasing the current height limits from 200-feet, 150-feet and 105 feet to 400 feet for 201 Folsom Street and 300 Spear Street; and from 105 feet to 300 feet for 160 Harrison Street; and (4) the adoption of text change amendments to the Planning Code and General Plan that would change the requirements for density, use, usable open space, parking, parking location, street frontage, site coverage, tower separation and dwelling unit exposure, and other matters at the subject sites.

Preliminary Recommendation: Adopt a Resolution Recommending to the Board of Supervisor's Approval of the Proposed Text, Map and General Plan Changes.

(Continued from Regular Meeting of June 19, 2003)

- 15b. 2000.1073C (M. SNYDER: (415) 558-6891)
201 FOLSOM STREET (aka 314-390 MAIN STREET) - the northern half of the block bounded by Folsom Street to the north, Main Street to the east, Harrison Street to the south, and Beale Street to the west, Lot 1 in Assessor's Block 3746 - Request for conditional use authorization pursuant to Planning Code Sections 303 and 253 to allow construction of a building taller than 40 feet in an R (Residential) District. The proposed Project would consist of up to 820 residential units in about 775,000 gross square feet, about 38,000 gross square feet of retail space, and up to 845 off-street parking spaces for the residential and retail uses and up to 272 replacement parking spaces for United States Postal Service. The project would include two towers that would be approximately 400 and 350-feet tall. The project is currently within a P (Public) District and within 200-R and 150-R Height and Bulk Districts. (A Public Hearing for a Planning Code Text, Map and General Plan Amendments for this site will be considered immediately before this hearing).
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 19, 2003)
- 15c. 2000.1090C (M. SNYDER: (415) 558-6891)
300 SPEAR STREET - the northern half of the block bounded by Folsom Street to the north, Spear Street to the east, Harrison Street to the south, and Main Street to the west, Lot 1 in Assessor's Block 3745 - Request for (1) conditional use authorization pursuant to Planning Code Section 303 and 253 to allow construction of a building taller than 40 feet in an R (Residential) District; and (2) an exception under Section 271 of the Planning Code to permit the project to exceed the maximum plan length. The proposed project would consist of up to 820 residential units in about 910,000 gross square feet, about 35,000 gross square feet of retail space, and up to 890 underground parking spaces. The Project would include two residential high-rises with overall heights of approximately 400 and 350 feet; and two lower buildings with an overall height of 85 feet. The project is currently within a P (Public) District and within 200-R and 105-R Height and Bulk Districts. (A Public Hearing for a Planning Code Text, Map and General Plan Amendments for this site will be considered immediately before this hearing)
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 19, 2003)
16. 2003.0162C (K. AMDUR: (415) 558-6351)
1624 CALIFORNIA STREET - north side between Polk Street and Van Ness Avenue; Lot 007 in Assessor's Block 0643 - Request for conditional use authorization pursuant to Planning Code Sections 723.48 and 790.38, for the addition of "Other Entertainment," including DJs and live bands, to the existing bar d.b.a. "Bohemia." No physical expansion of the bar is proposed. The entertainment use would be permitted only on the ground

floor of the two-story building. The subject property is located in the Polk Neighborhood Commercial District and a 65-A Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 22, 2003)

- 17a. 2003.0586XV (A. LIGHT: (415) 558-6254)
1 POWELL STREET - west side between Eddy and Ellis Streets, on Hallidie Plaza; Lot 5, in Assessor's Block 330 -- Request under Planning Code Section 309 (Permit Review in C-3 Districts) for a significant revision to an approved application (Case No. 2000.1140X) to accommodate a retail store, and to seismically retrofit the existing 138-foot tall, seven-story over basement building containing a ground level retail banking office with office uses on the upper floors. The revised request is for a Determination of Compliance to permit conversion of the office portion of the previously approved project to approximately 44 residential dwelling units within the existing envelope of the building. An exception to the rear yard requirement is requested. Variances are requested for Usable Open Space for Dwelling Units, Dwelling Unit Exposure requirements and Off-Street Parking requirements. The revised project would provide no off-street parking where 11 are required. The request for variances will be considered by the Zoning Administrator at the same Planning Commission hearing on June 19, 2003.
(Continued from Regular Meeting of June 19, 2003)
- 17b. 2003.0586XV (A. LIGHT: (415) 558-6254)
1 POWELL STREET - west side between Eddy and Ellis Streets, Lot 5, in Assessor's Block 330 - Request for a variance from the Usable Open Space requirements for Dwelling Units, a variance from the Dwelling Unit Exposure requirements, and a variance from residential Off-Street Parking requirements. The proposed project is for a significant revision to an approved application (Case No. 2000.1140X) to accommodate a retail store, and to seismically retrofit the existing approximately 135-foot tall, seven-story over basement Category I building containing a ground level retail banking office with office uses on the upper floors. The office space is to be converted to approximately 44 dwelling units. The proposed project would provide no off-street parking where 11 are required. The project is located in a C-3-R (Downtown, Retail) zoning district, the Kearny-Market-Mason-Sutter Conservation District, and a 110-X height and bulk district.
(Continued from Regular Meeting of June 19, 2003)

G. DISCRETIONARY REVIEW HEARING

Approximately **5:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

- 18a. 2002.1295DD (R. CRAWFORD: (415) 558-6358)
567 SANCHEZ STREET - east side between 19th and Hancock Streets. Assessor's Block 3585 Lot 032 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.07.31.2751 and a Mandatory Discretionary Review under the Planning Commission's Policy requiring review of demolitions, proposing to demolish an existing one story single-family dwelling in an RH-3 (Residential House, 3 Family) District, and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Permit.

(Continued from Regular Meeting of May 22, 2003)

- 18b. 2002.1297DDDDD (R. CRAWFORD: (415) 558-6358)
567 SANCHEZ STREET - east side between 19th and Hancock Streets. Assessor's Block 3585 Lot 032 - Request for Discretionary Review of Building Permit Application No. 2002.07.31.2759, to construct a new 4 story (three over garage) one family dwelling in an RH-3 (Residential House, 3 Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.
(Continued from Regular Meeting of May 22, 2003)
- 19a. 2003.0458D (G. CABREROS: (415) 558-6169)
463 - 26TH AVENUE - west side between Geary Boulevard and Clement Street, Lot 013 in Assessor's Block 1458 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 9714256 proposing to demolish a one-story, single-family residence in an RM-1 (Residential, Mixed, Low Density) District with a 40-X Height and Bulk District. Construction of a four-story building with 18 senior housing units and four parking spaces is also proposed on Lots 013, 014 and 015 under a separate permit.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 19b. 2003.0460D (G. CABREROS: (415) 558-6169)
469 - 26TH AVENUE - west side between Geary Boulevard and Clement Street, Lot 014 in Assessor's Block 1458 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 9714258 proposing to demolish a two-story, single-family residence in an RM-1 (Residential, Mixed, Low Density) District with a 40-X Height and Bulk District. Construction of a four-story building with 18 senior housing units and four parking spaces is also proposed on Lots 013, 014 and 015 under a separate permit.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 19c. 2003.0459D (G. CABREROS: (415) 558-6169)
471-473 - 26TH AVENUE - west side between Geary Boulevard and Clement Street, Lot 015 in Assessor's Block 1458 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 9714257 proposing to demolish a two-story, two-family residence in an RM-1 (Residential, Mixed, Low Density) District with a 40-X Height and Bulk District. Construction of a four-story building with 18 senior housing units and four parking spaces is also proposed on Lots 013, 014 and 015 under a separate permit.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 19d. 2003.0512D (G. CABREROS: (415) 558-6169)
463-473 26TH AVENUE - west side between Geary Boulevard and Clement Street, Lots 013, 014, 015 in Assessor's Block 1458 - Request for Discretionary Review of Building Permit Application No. 9714255 proposing to construct a four-story building with 18 senior housing units and four parking spaces in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve as submitted.

20. 2003.0234D (G. CABREROS: (415) 558-6169)
156 - 12TH AVENUE - east side between California and Lake Streets, Lot 030 in Assessor's Block 1371 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.10.15.9004 proposing to demolish a three-story, single-family residence in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk District. Construction of a four-story, two-unit building with two parking spaces is also proposed under separate permit.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
21. 2003.0588D (G. CABREROS: (415) 558-6169)
1532-1534 COLE STREET - east side of the street and south of the intersection of Cole and Carmel Streets, Lot 016 in Assessor's Block 1293 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.12.20.4027 proposing to demolish a two-story, two-unit dwelling in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk District. Construction of a two-story, two-unit building with two parking spaces is also proposed under separate permit.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
- 22a. 2002.1171DV (M. WOODS: (415) 558-6315)
2312 WEBSTER STREET - east side between Washington and Jackson Streets; Lot 22 in Assessor's Block 604 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2002.09.04.5572S, proposing to reconfigure the existing two-unit building to a single-family configuration with a new small auxiliary unit at the garage level in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed reconfiguration of units.
(Continued from Regular Meeting of June 12, 2003)
- 22b. 2002.1171DV (M. WOODS: (415) 558-6315)
2312 WEBSTER STREET - east side between Washington and Jackson Streets; Lot 22 in Assessor's Block 604 - Rear yard and non-complying structure Variances sought: Approximately fifty percent of the rear building wall of the lower two floors of the existing three-story over garage, two-unit building is within one foot of the rear lot line and the existing rear exit stairs are less than two feet from the rear lot line, thus making the building non-complying. The proposal is (1) to expand the garage level such that the entire garage level is within one foot of the rear lot line; (2) to rebuild the rear exit stairs in the southeast corner with one-hour fire rated walls up to the third floor level; and (3) to construct new fire escape stairs in the northeast corner with one-hour fire rated walls at the fourth floor level. The subject property is within an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
(Continued from Regular Meeting of June 12, 2003)
- 23a. 2003.0346DV (D. DIBARTOLO: (415) 558-6291)
701 LOMBARD STREET - bounded between Lombard and Mason Streets and Columbus Avenue, Lot 001 in Assessor's Block 0074 - Request for Discretionary Review of Building Permit Application No. 2001.12.20.5662S, a proposal to demolish a parking lot and to

construct a new four-story, mixed-use building containing nine dwelling units, ground floor retail, and nine off-street parking spaces. The subject property is located in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.

(Continued from Regular Meeting of June 12, 2003)

- 23b. 2003.0346DV (D. DIBARTOLO: (415) 558-6291)
701 LOMBARD STREET - usable open space variance sought. The proposed project is to demolish a parking lot and to construct a new four-story, mixed-use building containing nine dwelling units, ground floor retail, and nine off-street parking spaces. The subject property is located in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. The Zoning Administrator will consider a request for a variance from requirements for usable open space.
(Continued from Regular Meeting of June 12, 2003)
24. 2003.0079D (D. DIBARTOLO: (415) 558-6291)
1120-1124 CLAY STREET - north side between Taylor and Mason Streets; Lot 033 in Assessor's Block 0213 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2002.11.14.1411, proposing to merge two units each on both the first and second floors, converting the five-unit building to a three-unit building. The site is in an RM-3 (Residential, Mixed, Medium-Density) District and a 65-A Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the Permit Application.
25. 2003.047D (D. SIDER: (415) 558-6697)
1415-1417 GUERRERO STREET - east side between 26th and Army (Cesar Chavez) Streets, Lot 011B in Assessor's Block 6568 - A Discretionary Review Request of Building Permit Application Number 2001.07.02.2861, a proposal to (1) raise the existing structure by approximately three feet and excavate portions of the site to accommodate a new four-car parking garage at semi-below-grade level and (2) perform interior and exterior alterations including but not limited to the construction of a new rear deck and stairs and an expansion of habitable area in the rear of the structure. The property is within an RH-3 (Residential, House, Three-Family) Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
26. 2003.0349D (M. SMITH: (415) 558-6322)
1212 DOLORES STREET - west side of the street between Clipper and 25th Streets, Lot 006 in Assessor's Block 6550 - Mandatory Discretionary Review, under Planning Commission's policy requiring review of housing demolition, of Demolition Application No. 2002.09.25.7478, proposing to demolish an existing one-story single-family dwelling (the project also proposes the construction of a new three-story over garage, three family dwelling) in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
27. 2003.0395D (M. LI: (415) 558-6396)
1441 MONTGOMERY STREET - west side between Filbert and Greenwich Streets, Lot 001C in Assessor's Block 0086 - Request for Discretionary Review of Building Permit Application No. 2002 0927 7630, proposing the installation of a motorized chair lift within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed

28. 2003.0412D (K. McGEE: (415) 558-6367)
572 SAN JOSE AVENUE - west side between 27th and Duncan Streets, Lot 003 in Assessor's Block 6595 - Request for Discretionary Review of Building Permit Application No. 2002.11.04.0682 proposing to add a horizontal and vertical addition to a duplex and to add two parking spaces. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of June 19, 2003)

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

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NOTICE OF CANCELLATION

DOCUMENTS DEPT.

JUN 26 2003

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO PLANNING COMMISSION

Regular Meeting

*Thursday,
July 3, 2003*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, July 3, 2003* has been canceled. The next Regular Meeting of the Planning Commission will be held on *Thursday, July 10, 2003*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SHELLEY BRADFORD BELL
VICE-PRESIDENT	MICHAEL J. ANTONINI
COMMISSIONER	EDGAR E. BOYD
COMMISSIONER	LISA M. FELDSTEIN
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	SUE LEE
COMMISSIONER	WILLIAM L. LEE
GERALD G. GREEN, DIRECTOR OF PLANNING	
LINDA D. AVERY, COMMISSION SECRETARY	

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 10, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUL - 3 2003

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07-03-03 11:23 AM

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0223C (M. WOODS: (415) 558-6315)
1275 FELL STREET - southeast corner of Fell and Broderick Streets, extending to Oak Street; Lot 11, in Assessor's Block 1215 - Request for Conditional Use authorization under Sections 207.4, 271, 303, 304, 711.11, 711.21 and 711.95 of the Planning Code to allow a Planned Unit Development on an approximately 50,000 square-foot lot for the construction of a 30-to 50-foot high mixed-use development consisting of up to 95 dwelling units, approximately 16,400 square feet of financial services and commercial/retail spaces (including a new approximately 5,700 square-foot Bank of America branch building and an approximately 10,000 square-foot Falletti grocery store/cafe) and up to 162 independently accessible off-street parking spaces (including after-hours community parking), in an NC-2 (Small-Scale Neighborhood Commercial District) Zoning District and 40-X and 65-A Height and Bulk Districts, including exceptions to rear yard, dwelling unit exposure and bulk limit requirements of the Planning Code.
Preliminary Recommendation: Approval with conditions.
(Proposed for Continuance to July 17, 2003)

- 2a. 2002.1258DD (G. NELSON: (415) 558-6257)
1708 ANZA STREET - east side between Geary Boulevard and Anza Street, Lot 015 in Assessor's Block 1536 - Request for Discretionary Review and Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Demolition Permit Application 2002.05.01.4436, proposing to demolish a one-story, single-family residence in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. There are two residential structures on the lot proposed to be demolished. The building proposed to be demolished under Demolition Permit Application 2002.05.01.4436 is a single-family dwelling located at the front of the lot. The replacement project proposes the construction of a four-story, three-unit building on the lot.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued from Regular Meeting of June 12, 2003)
(Proposed for Continuance to July 17, 2003)

- 2b. 2002.1259DD (G. NELSON: (415) 558-6257)
1708 ANZA STREET - east side between Geary Boulevard and Anza Street, Lot 015 in Assessor's Block 1536 - Request for Discretionary Review and Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Demolition Permit Application 2002.05.01.5442, proposing to demolish a two-story, two-family residence in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. There are two residential structures on the lot proposed to be demolished. The building proposed to be demolished under Demolition Permit Application 2002.05.01.5442 is located at the rear of the lot. The replacement project proposes the construction of a four-story, three-unit building.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

(Continued from Regular Meeting of June 12, 2003)

(Proposed for Continuance to July 17, 2003)

- 2c. 2003.0345D (G. NELSON: (415) 558-6257)
1708 ANZA STREET - east side between Geary Boulevard and Anza Street, Lot 015 in Assessor's Block 1536 - Request for Discretionary Review of Building Permit Application No. 2002.05.01.5442, proposing to construct a four-story, three-family dwelling with three off-street parking spaces, within an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. There is a related proposal (Demolition Permit Applications 2002.05.01.4436 and 2002.05.01.5442) to demolish the two residential structures currently on the lot.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

(Continued from Regular Meeting of June 12, 2003)

(Proposed for Continuance to July 17, 2003)

- 3a. 2002.1220CV (M. LI: (415) 558-6396)
999 GEARY STREET (990 POLK STREET) - southeast corner at Polk Street, Lots 006 and 007 in Assessor's Block 0716 - Request for conditional use authorization to (1) construct a 12-story, 106-foot-high building containing up to 143 dwelling units for low-income senior citizens and (2) reduce the number of required residential parking spaces within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height and Bulk District. The project is proposing to provide 15 off-street parking spaces where 29 spaces are required.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of June 5, 2003)

(Proposed for Continuance to September 4, 2003)

- 3b. 2002.1220CV (M. LI: (415) 558-6396)
999 GEARY STREET (990 POLK STREET) - southeast corner at Polk Street, Lots 006 and 007 in Assessor's Block 0716 - Rear yard modification and usable open space and dwelling unit exposure variances sought. The proposed project is the construction of a 12-story, 106-foot-high building containing up to 143 dwelling units for low-income senior citizens within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height and Bulk District. The rear yard modification and usable open space and dwelling unit exposure variances will be considered by the Zoning Administrator.

(Continued from Regular Meeting of June 5, 2003)

(Proposed for Continuance to September 4, 2003)

4. 2003.0339C (K. AMDUR: (415) 558-6351)
625 LARKIN STREET - southwest corner at Willow Street (between Eddy and Ellis Streets); Lot 006 in Assessor's Block 0740 - Request for conditional use authorization to modify the conditions of approval of Case No. 85.22EC as set forth in Motion No. 10328, which authorized the construction of a new 5-story building containing up to 8 dwelling units, approximately 6,000 square feet of commercial space and 11 parking spaces. The proposal is to convert a portion of the 2nd floor of the building, which currently contains office space, to three dwelling units. The building would subsequently contain a total of 11 dwelling units. Approximately 2000 square feet of office space would remain on the 2nd floor. The subject property is located in an RC-4 (Residential-Commercial Combined: High Density) Zoning District, the North of Market Residential Special Use District #1 and an 80-T Height and Bulk District.

Preliminary Recommendation: Pending
(Continued from Regular Meeting of June 5, 2003)
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

8. 2003.0466C (J. BANALES: (415) 558-6339)
555 4TH STREET (AKA 557 4TH STREET) - a parcel bounded by Freelon, Welsh, and Zoe Streets; Lot 119 in Assessor's Block 3776 - Request for Conditional Use Authorization to allow [1] the construction of residential units pursuant to Planning Code Section 249.23(a) as a replacement for a previously approved but not yet constructed live/work units and [2] an exception to the base 50 foot height limit pursuant to Code Section 249.23(i). An exception from Dwelling Unit Exposure requirements is also requested pursuant to Code Section 249.23(f). Additionally, an administrative modification of rear yard requirements is sought from the Zoning Administrator pursuant to Code Section 249.23(d). The proposal involves the construction of 296 dwelling units, 7,000 square feet of retail space, and 312 off-street parking spaces in a new nine-story building extending to no more than 85 feet in height. As required by the Fourth and Freelon Streets SUD, affordable housing with square footage equal to 15 percent of the total residential square footage of the aforementioned project would be constructed off-site. The property is within an SLI (Service/Light Industrial) Mixed-Use Zoning District, the Fourth and Freelon Streets SUD (Special Use District) as recently established by Board of Supervisors Ordinance Number 27-03, the Mixed-Use Housing Zone as set forth in Planning Commission Resolution 16202, the proposed SES (South-End Service) District as set forth in Planning Commission Resolution Numbers 14843 and 14844, and a 50/85-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 19, 2003)

NOTE: On June 19, 2003, following public testimony, the Commission closed public hearing and continued the matter to July 10, 2003 by a vote +4 -2. Commissioners Boyd and Antonini voted no. Commissioner William Lee was absent.

F. REGULAR CALENDAR

9. 2002.07892E (J. NAVARRETE: 9415) 558-5975)
CALIFORNIA ACADEMY OF SCIENCES PROJECT - Certification of the Final Environmental Impact Report (FEIR) - The California Academy of Sciences is in Golden Gate Park (Lot 1 of Assessor's Block 1700) along the easterly edge of the Music Concourse within a P (Public Use) district and an OS (Open Space) Height and Bulk District. The project would be to build a new CAS on the site of the existing facilities. The project would include demolition of 11 of the existing 12 buildings, and the removal of approximately 73 existing parking spaces. The project would retain and rehabilitate Simson African Hall in place. The Academy would retain its general location and orientation. The new facility would include three main levels above grade, two levels below grade, and a loading area at the southwestern portion of the project site. The new Academy building would be approximately 460 feet long and 280 feet wide, with the edges of the roof extending to approximately 520 feet long by 335 feet wide. The building would feature a landscaped roof, the base height of which would be less than 40 feet. Above the base, the landscaped roof would undulate to accommodate the Academy's major programmatic components beneath, with the two peak elements over the planetarium and rainforest exhibits reaching a height of about 67 feet, or approximately 13 feet beyond the highest existing point (Morrison Planetarium). These two peaks would be set back approximately 150 feet from the roof's edge along Academy Drive. Trellised portions of the roof would extend beyond the perimeter walls. The floor area would increase from approximately 350,000 sq. ft. to approximately 390,000 sq. ft. The footprint would decrease from approximately 240,000 sq. ft. to approximately 205,500 sq. ft. This increase in area on a smaller footprint is possible because the plans significantly increase basement level areas.
Preliminary Recommendation: Certify the EIR as a Final EIR. Please note the public review period for the DEIR ended at 5:00 pm, April 29, 2003.
10. 2001.0062E (T. CHAN: (415) 558-5982)
491 BAYSHORE BOULEVARD - HOME DEPOT PROJECT - Public Hearing on Draft Environmental Impact Report - The proposed project consists of demolition of two vacant buildings, totaling 107,346 square feet (sq.ft.), and construction of a home improvement store (Home Depot). The 153,089-sq.ft.-project would consist of a two-story main store with approximately 96,250 sq.ft. on the main floor, 38,405 sq.ft. on the second floor, a 9,888-sq.-ft. enclosed greenhouse and an approximately 8,546-sq.ft. outdoor-garden center. A separate parking garage consisting of two levels plus rooftop parking totaling 550 parking spaces would also be constructed on this 5.73-acre site. The buildings would be approximately 40 feet in height. Vehicular access to the parking garage would be from Bayshore Boulevard, where Cortland Avenue dead-ends into Bayshore Boulevard, and secondary access would be on Loomis and Waterloo Streets. A customer pick-up lane would be provided on the ground level of the parking facility with egress onto Bayshore Boulevard, just north of the Cortland Avenue intersection. Four freight-loading spaces would be provided. The project is located within the Bayview/Hunters Point neighborhood. The site is within the Planning Commission's adopted Industrial Protection Zone (IPZ) and is located in a M-1 (Light Industrial) zoning district and within a 65-J height and bulk district.
Preliminary Recommendation: No Action Required. Public hearing to receive comments only.
Note: Written comments will be received at the Planning Department until 5:00 p.m., on July 11, 2003.
(Continued from Regular Meeting of May 1, 2003)

11. 2003.0207C (R. CRAWFORD: (415) 558-6358)
1509 TARAVAL STREET - between 25th and 26th Avenues, Assessor's Block 2400 Lot 043 - Request under Planning Code Section 161.(j) for Conditional Use Approval for a reduction of 3 off street parking spaces required for dwellings for a Project with ground floor commercial and 3 dwelling units. This project lies within an NC-2 Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
12. 2002.1049C (K. McGEE: (415) 558-6367)
34 LELAND AVENUE - north side between Bayshore Boulevard and Alpha Street; Lot 10 in Assessor's Block 6248 - The proposal is to demolish the existing vacant building and to construct a four story structure. Request for Conditional Use Authorization to construct a child-care facility on the ground floor and three dwelling units above without providing the required three parking spaces, per Planning Code Section 161(j) in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Approve with modifications.
(Continued from Regular Meeting of June 19, 2003)
- 13a. 2003.0109EKCV (B. FU: (415) 558-6613)
988-992 HOWARD STREET (A.K.A. 185-197 6TH STREET, A.K.A. THE PLAZA HOTEL), corner of 6th Street; Lot 025 in Assessor's Block 3725 - Request for Conditional Use Authorization to allow the demolition of dwelling units pursuant to Planning Code Sections 815.13 and 803.5(b). The proposal involves the demolition of an existing two-story structure containing 37 SRO units and retail and performing arts space and the new construction of a 9-story structure containing 106 SRO units, ground level retail space, and performing arts space. The property is within an RSD (Residential / Service) Mixed-Use Zoning District, a Mixed-Use Housing Zone as set forth in Planning Commission Resolution Number 16202, and an 85-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
- 13b. 2003.0109EKCV (B. FU: (415) 558-6613)
988-992 HOWARD STREET (A.K.A. 185-197 6TH STREET, A.K.A. THE PLAZA HOTEL) - corner of 6th Street; Lot 025 in Assessor's Block 3725 - Requests for [1] a Rear Yard Modification to allow partial relief from rear yard requirements pursuant to Code Sections 134(e)(1) and 307(g), [2] an Off-Street Parking Modification to waive off-street parking requirements for an 'arts activity' use pursuant to Code Sections 161(k) and 307(g), and [3] an Off-Street Parking Variance to waive parking requirements for SRO (Single Room Occupancy) units pursuant to Code Sections 151 and 305. The proposal involves the demolition of an existing two-story structure containing 37 SRO units and retail and performing arts space and the new construction of a 9-story structure containing 106 SRO units, ground level retail space, and performing arts space. The property is within an RSD (Residential / Service) Mixed-Use Zoning District, a Mixed-Use Housing Zone as set forth in Planning Commission Resolution Number 16202, and an 85-X Height and Bulk District.
14. 2002.0896C (B. FU: (415) 558-6613)
436 CLEMENTINA STREET - north side, between 5th and 6th Streets, Lot 062 in Assessor's Block 3732 - Request for Conditional Use (CU) authorization under Planning Code Section 263.11 to allow Special Height Exceptions within the South of Market Residential Service District (RSD) with a 40-X/85-B Height and Bulk Designation. The proposed project would demolish the existing one-story, 5,000 square-foot warehouse and construct 28 residential units over a ground-floor commercial space, and ten off-street parking spaces within a new eight-story structure. The proposed structure would be approximately 75 feet in height.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of May 22, 2003)

NOTE: Although a public hearing was held on February 13, 2003, public comment remains open.

15. 2002.0430C (J. IONIN: (415) 558-6309)
378 10TH AVENUE, A.K.A. 389 9TH AVENUE, AND A.K.A. 4500 GEARY BOULEVARD - northwest corner of 9th Avenue and Geary Boulevard; Lot 035 in Assessor's Block 1441 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of six antennas and related equipment for AT&T Wireless, on the roof of an existing three-story, 53-foot tall, industrial structure within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is both a co-location site and an industrial building in an NC-3 District.
Preliminary Recommendation: Approval with conditions
16. 2003.0544C (T. TAM: (415) 558-6325)
605 ITALY AVENUE - southeast corner of Italy Avenue and Naples Street; Lot 25A in Assessor's Block 6340 - Request for Conditional Use authorization pursuant to Planning Code Sections 209.3 and 303 to establish an accessory institutional use (Epiphany Parish Center) in an existing two-story building currently owned and occupied by the Roman Catholic Archbishop of San Francisco. The property is located in RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

G. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

17. 2003.0179D (K. SIMONSON: 415-558-6321)
2935 PACIFIC AVENUE - south side between Baker and Broderick Streets, Lot 27 in Assessor's Block 976 - Request for Discretionary Review of Building Permit Application No. 2000.1221.840., proposing to make alterations to the rear of the building and construct a roof deck. This building permit application was the subject of an earlier Discretionary Review Hearing (Case No. 2001.0251D) to reduce the number of dwelling units from three to two. The dwelling unit merger was heard by the Planning Commission on June 21, 2001. The application was subsequently appealed to the Board of Permit Appeals and heard on November 28, 2001, where the project, including the dwelling unit merger, was approved. The permit, as revised, is consistent with that approval. The subject property is in an RM-2 (Mixed Residential, Moderate Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted

18. 2003.0519D (K. SIMONSON: 415-558-6321)
1111 STANYAN STREET - west side between Parnassus Avenue and Grattan Street, Lot 4 in Assessor's Block 2630 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2003.02.13.7368, proposing to legalize the merger of two dwelling units to create a single-family dwelling. The subject property is in an RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted
19. 2003.0165D (D. SIROIS: (415) 558-6313)
3976 - 25TH STREET - north side of 25th Street, between Sanchez & Vicksburg, Lot 019, Assessor's Block 6536 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application 2002.11.07.0995, to demolish an existing single-family dwelling (the project also includes the construction of a new two-family dwelling) in an RH-2 (Residential House, Two-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit.
(Continued from Regular Meeting of June 5, 2003)
20. 2003.0588D (G. CABREROS: (415) 558-6169)
1532-1534 COLE STREET - east side of the street and south of the intersection of Cole and Carmel Streets, Lot 016 in Assessor's Block 1293 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.12.20.4027 proposing to demolish a two-story, two-unit dwelling in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk District. Construction of a two-story, two-unit building with two parking spaces is also proposed under separate permit.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
(Continued from Regular Meeting of June 26, 2003)
- 21a. 2003.0189D (G. CABREROS: (415) 558-6169)
529 21ST AVENUE - west side between Anza and Balboa Streets, Lot 004 in Assessor's Block 1564 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.06.14.9077 proposing to demolish a one-story, single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Construction of a four-story, two-unit building with two parking spaces is also proposed under separate permit.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
(Continued from Regular Meeting of June 19, 2003)
- 21b. 2003.0316D (G. CABREROS: (415) 558-6169)
529 21ST AVENUE - west side between Anza and Balboa Streets, Lot 004 in Assessor's Block 1564 - Request for Discretionary Review of Building Permit Application No. 2002.06.14.9075 proposing to construct a four-story, two-unit building with two parking spaces in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
(Continued from Regular Meeting of June 19, 2003)

22. 2002.1268D (G. NELSON: (415) 558-6257)
527 23RD AVENUE - west side between Anza and Balboa Streets; Lot 007 in Assessor's Block 1566 - Request for Discretionary Review of Building Permit Application No. 2002.09.05.5649, proposing to construct a two-story horizontal addition at the rear of the single-family dwelling, a new third floor and a partial fourth floor in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposal would create a second dwelling unit and a second off-street parking space.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of June 12, 2003)
23. 2003.0389D (T. WANG: (415) 558-6335)
111 LOBOS STREET - south side between Capitol and Plymouth Avenues; Lot 047 in Assessor's Block 7104 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.07.15.144S, proposing to demolish an existing two story, single-family dwelling (the project also proposes to subdivide the existing lot into two separate lots and construct a new two-story, single-family dwelling on each of the two lots) in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
24. 2003.0471D (D. JONES: (415) 558-6477)
764 PACHECO STREET - east side between Aerial Way and 12th Avenue, Lot 14 in Assessor's Block 2123A - Request for Discretionary Review of Building Permit Application No. 2003/02/18/7720, proposing to construct a two-story, rear horizontal extension to the existing two-story, single-family residence. The subject property is in an RH-1 (Residential, House, Single Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as modified.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, July 17, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

JUL 14 2003

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/citywatchonline/>

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION**

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0277C (A. LIGHT: (415) 558-6254)
150 GOLDEN GATE AVENUE - north side between Jones and Leavenworth Streets, in Assessor's Block 344, Lot 4. Request for a Conditional Use authorization to construct a building exceeding 40 feet in height in an R (Residential) District, to determine an appropriate setback at the top portion of the front of the façade of the proposed building, and to allow an Institutional Use in an RC (Residential Commercial Combined) District. The subject property is zoned RC-4 (Residential-Commercial, Combined, High Density) District, is in the North of Market Special Use District, and is in an 80-120-T Height and Bulk District. The proposal is to demolish an existing four-story, approximately 88-foot high vacant building originally used as a lodge building for the Knights of Columbus, and most recently as office space. The existing building would be replaced with a new five-story, approximately 78'-0" high building that would house administrative and some on-site service functions of the St. Anthony Foundation which provides a variety of services to homeless and other disadvantaged individuals. The proposed facility at 150 Golden Gate would function as part of a larger campus of St. Anthony's and would specifically provide space for administrative offices, counseling, health and job training services, and, temporarily, some dining services, until a new dining and residential structure could be constructed across the street.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of April 10, 2003)
NOTE: On May 1, 2003, following public testimony, the Commission closed public hearing and continued this item to July 17, 2003 in order for project sponsor to continue to work with community by a vote of +7 -0.
(Proposed for Continuance to September 11, 2003)
2. 2001.0637D (B. FU: (415) 558-6313)
1352 HAMPSHIRE STREET - west side between 25th and 26th Streets - Request for Discretionary Review of Building Permit Application No. 2003.02.13.7451, Lot 7 in Assessor's Block 4275, proposing to add a horizontal and vertical addition to an existing single-family dwelling. One additional dwelling unit is proposed for a total of two units on the lot. The property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to July 31, 2003)
3. 2003.0457D (T.TAM: (415) 558-6325)
1223 35TH AVENUE - west side between Lincoln Way and Irving Street, Lot 3 in Assessor's Block 1715. Discretionary Review request for Building Application Permit No. 2002.12.17.3719 to allow a new third story vertical addition to an existing two-story, single-family dwelling. The property is located in the RH-2 and 40-X Height and Bulk Districts.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.

(DISCRETIONARY REVIEW APPLICATION WITHDRAWN)

4. 2002.0723C (G. NELSON: (415) 558-6257)
491 HAIGHT STREET - southeast corner at the intersection of Fillmore Street and Haight Street; Lot 025 in Assessor's Block 859 - Request for Conditional Use authorization pursuant to Section 711.83 of the Planning Code to install a total of two antennas and related equipment on the roof of and within the basement of an existing four-story, 45-foot tall, mixed use (21 apartments over ground floor commercial) structure, as part of Cingular's wireless telecommunications, network, within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the proposal is a Preferred Location Preference 5 as it is a mixed-use building in a high-density district.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of May 15, 2002)
(CONDITIONAL USE APPLICATION WITHDRAWN)

- 5a. 2002.1258DD (G. NELSON: (415) 558-6257)
1708 ANZA STREET - east side between Geary Boulevard and Anza Street, Lot 015 in Assessor's Block 1536 - Request for Discretionary Review and Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Demolition Permit Application 2002.05.01.4436, proposing to demolish a one-story, single-family residence in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. There are two residential structures on the lot proposed to be demolished. The building proposed to be demolished under Demolition Permit Application 2002.05.01.4436 is a single-family dwelling located at the front of the lot. The replacement project proposes the construction of a four-story, three-unit building on the lot.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of July 10, 2003)
(PROPOSED FOR INDEFINITE CONTINUANCE)

- 5b. 2002.1259DD (G. NELSON: (415) 558-6257)
1708 ANZA STREET - east side between Geary Boulevard and Anza Street, Lot 015 in Assessor's Block 1536 - Request for Discretionary Review and Mandatory Discretionary Review, under the Planning Commission's policy requiring review of residential demolitions, of Demolition Permit Application 2002.05.01.5442, proposing to demolish a two-story, two-family residence in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. There are two residential structures on the lot proposed to be demolished. The building proposed to be demolished under Demolition Permit Application 2002.05.01.5442 is located at the rear of the lot. The replacement project proposes the construction of a four-story, three-unit building.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of July 10, 2003)
(PROPOSED FOR INDEFINITE CONTINUANCE)

- 5c. 2003.0345D (G. NELSON: (415) 558-6257)
1708 ANZA STREET - east side between Geary Boulevard and Anza Street, Lot 015 in Assessor's Block 1536 - Request for Discretionary Review of Building Permit Application No. 2002.05.01.5442, proposing to construct a four-story, three-family dwelling with three off-street parking spaces, within an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. There is a related proposal (Demolition Permit Applications

'2002.05.01.4436 and 2002.05.01.5442) to demolish the two residential structures currently on the lot.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of July 10, 2003)

(PROPOSED FOR INDEFINITE CONTINUANCE)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
9. Rincon Hill Planning Overview and informational presentation. (GREEN)

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

10. 2001.911E (J. NAVARRETE: (415) 558-5975)
GOLDEN GATE PARK CONCOURSE AUTHORITY PROJECTS - Certification of the Final Environmental Impact Report (FEIR) - The site is between the California Academy of Sciences and the M.H. de Young Museum in Golden Gate Park, called the Music Concourse area. In 1998, voters of San Francisco approved Proposition J, Golden Gate Park Revitalization Act, to improve the landscape and pedestrian environment of the Music Concourse area. Phase I of the proposed project would include an underground parking facility of 800 to 1,000 spaces at the Music Concourse, surface improvements, and transportation improvements in the Concourse area, and throughout Golden Gate Park, as described in Proposition J. Proposition J requires removal of surface parking spaces from the Concourse area, and in locations throughout the Park, equivalent to the number of spaces provided in the new underground parking facility upon completion of the parking facility. In addition to the underground parking facility, the Transportation Implementation Plan includes the following elements: intra-park shuttle, cultural shuttle, traffic calming, parking management, bicycle and pedestrian improvements, road closures, and MUNI service improvements. Phase II of the project would entail construction of an Underground Through Street connecting Fulton Street to Middle Drive East, which would allow for through traffic to be restricted or eliminated from Tea Garden Drive and Academy Drive. The proposed underground roadway would ramp down at Eighth Avenue at Kennedy Drive and would extend beneath the east end of the Concourse and alongside the east side of the California Academy of Sciences, where it would ramp up to Middle Drive East. This underground street would not provide access into the parking garage and would be intended to reduce cross-park vehicular traffic through the Music Concourse. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1.

Since publication of the Draft EIR, the Executive Director of the Project Sponsor, Concourse Authority, notified the Planning Department that the preferred project as analyzed in the DEIR has been revised. The project, as revised, consists of Phase I, the Underground Parking Facility, and the Transportation Improvement Measures ("TIP"), both as analyzed as part of the preferred project in the DEIR. Phase II, the Underground Through Street, has been severed from the project and removed from further consideration. As a consequence, the preferred project, as revised, is Phase I and the TIP elements only. This project was identified in the DEIR as Alternative B. With the severance of Phase II, the project, as revised, has no physical environmental impact on the historic character of the Rhododendron Dell, an area of Golden Gate Park considered individually eligible for listing on the California Register of Historical Resources. As a result, the project, as revised, has eliminated the significant unavoidable impact to this resource that was identified in the DEIR.

Preliminary Recommendation: Certify the EIR as a Final EIR. Please note the public review period for the DEIR ended at 5:00 pm, February 5, 2003. **Public hearing has been closed.**

11. 2003.0446Q (J. MILLER: (415) 558-6344)
400 - 410 VALLEJO STREET - northeast corner at Montgomery Street, Lot 11 in Assessor's Block 133 - Public hearing to determine consistency with the General Plan of a proposed six-unit Condominium-Conversion Subdivision, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: No Recommendation due to insufficient information
12. 2003.0606C (M. SNYDER: (415) 575-6891)
2111 MISSION STREET - southeast corner of Mission and 17th Streets; Lot 091 in Assessor's Block 3575 - Request for Conditional Use Authorization under Planning Code Sections 712.65 and 790.124, to establish a trade shop, aka The Blue Studio, on the fourth floor of a four-story building, within an NC-3 (Moderate-Scale Neighborhood Commercial Use) District, and a 65-X Height and Bulk District.
Preliminary Recommendation: Approval.
13. 2002.0430C (J. IONIN: (415) 558-6309)
378 10TH AVENUE, A.K.A. 389 9TH AVENUE, AND A.K.A. 4500 GEARY BOULEVARD - northwest corner of 9th Avenue and Geary Boulevard; Lot 035 in Assessor's Block 1441 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of six antennas and related equipment for AT&T Wireless, on the roof of an existing three-story, 53-foot tall, industrial structure within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1 as it is both a co-location site and an industrial building in an NC-3 District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 10, 2003)
14. 2002.1144C (G. NELSON: (415) 558-6257)
821 LA PLAYA (AKA 800 GREAT HIGHWAY) - between Great Highway and La Playa at the intersection of Cabrillo Street; Lot 004 in Assessor's Block 1692 - Request for Conditional Use authorization pursuant to Section 710.83, of the Planning Code to install two cellular antennas and one related equipment cabinet on the roof of a commercial structure (Wise Surf Shop), within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The proposed antennas would be within the existing parapet and penthouse wall on the roof of the structure, and the related equipment would be located on the roof below the level of the parapet. Neither the antennas nor the

equipment would be visible from below or any neighboring property. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 6 (limited preference site) as it is located in an NC-1 District.

Preliminary Recommendation: Approval with conditions.

15. 2003.0223C (M. WOODS: (415) 558-6315)
1275 FELL STREET - southeast corner of Fell and Broderick Streets, extending to Oak Street; Lot 11, in Assessor's Block 1215 - Request for Conditional Use authorization under Sections 271, 303, 304, 711.11, 711.21 and 711.95 of the Planning Code to allow a Planned Unit Development on an approximately 50,000 square-foot lot for the construction of a 34 to 56 foot high mixed-use development consisting of up to 95 dwelling units, approximately 16,400 square feet of financial services and commercial/retail spaces (including a new approximately 5,700 square-foot Bank of America branch building and an approximately 10,000 square-foot Falletti grocery store/cafe) and up to 162 independently accessible off-street parking spaces (including after-hours community parking), in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X and 65-A Height and Bulk Districts, including exceptions to the bulk limit, rear yard, and dwelling unit exposure requirements of the Planning Code.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of July 10, 2003)

F. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follows: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

16. 2003.0588D (G. CABREROS: (415) 558-6169)
1532-1534 COLE STREET - east side of the street and south of the intersection of Cole and Carmel Streets, Lot 016 in Assessor's Block 1293 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.12.20.4027 proposing to demolish a two-story, two-unit dwelling in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk District. Construction of a two-story, two-unit building with two parking spaces is also proposed under a separate permit.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
(Continued from Regular Meeting of July 10, 2003)
17. 2003.0227D (G. CABREROS: (415) 558-6169)
542 - 8TH AVENUE - east side between Anza and Balboa Streets, Lot 040 in Assessor's Block 1550 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.12.09.3108 proposing to demolish the existing three-story, single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. A four-story, two-unit replacement building with two parking spaces is proposed under a separate permit.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

18. 2003.0412D (K. McGEE: (415) 558-6367)
572 SAN JOSE AVENUE - west side between 27th and Duncan Streets, Lot 003 in Assessor's Block 6595 - Request for Discretionary Review of Building Permit Application No. 2002.11.04.0682 proposing to add a horizontal and vertical addition to a duplex and to add two parking spaces. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of June 26, 2003)
19. 2003.0183D (G. NELSON: (415) 558-6257)
2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; lot 022 in Assessor's Block 1076 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions of Demolition Permit Application No. 2002.08.13.3876, proposing the demolition of a two-story two-family dwelling within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story three-family dwelling with three off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued from Regular Meeting of May 22, 2003)
- 20a. 2002.1171DV (M. WOODS: (415) 558-6315)
2312 WEBSTER STREET - east side between Washington and Jackson Streets; Lot 22 in Assessor's Block 604 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2002.09.04.5572S, proposing to reconfigure the existing two-unit building to a single-family configuration with a new small auxiliary unit at the garage level in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed reconfiguration of units.
(Continued from Regular Meeting of June 26, 2003)
- 20b. 2002.1171DV (M. WOODS: (415) 558-6315)
2312 WEBSTER STREET - east side between Washington and Jackson Streets; Lot 22 in Assessor's Block C04 - Rear yard and non-complying structure Variances sought: Approximately fifty percent of the rear building wall of the lower two floors of the existing three-story over garage, two-unit building is within one foot of the rear lot line and the existing rear exit stairs are less than two feet from the rear lot line, thus making the building non-complying. The proposal is (1) to expand the garage level such that the entire garage level is within one foot of the rear lot line; (2) to rebuild the rear exit stairs in the southeast corner with one-hour fire rated walls up to the third floor level; and (3) to construct new fire escape stairs in the northeast corner with one-hour fire rated walls at the fourth floor level. The subject property is within an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.
(Continued from Regular Meeting of June 26, 2003)
21. 2003.0195D (R. CRAWFORD: (415) 558-6358)
1 PALO ALTO DRIVE (AKA 1 AVANZADA; AKA 250 PALO ALTO) - Lot 003 in Assessor's Block 2724 - Staff initiated Discretionary Review of Building Permit Application 9927276 for the voluntary seismic retrofit of Sutro Tower pursuant to Planning

Code Section 306.9 requiring mandatory Discretionary Review of all Building Permit Applications for the Sutro Tower site. This project is within the RH-1, Residential House, One Family District and within a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approval with Conditions.
(Continued from Regular Meeting of May 22, 2003)

G. PUBLIC COMMENT

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

SAN FRANCISCO PLANNING COMMISSION

Notice of Special Meeting & Calendar

**Commission Chambers - Room 416
(Overflow in Room 421)
City Hall, 1 Dr. Carlton B. Goodlett Place
Monday, July 21, 2003
3:00 PM**

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

DOCUMENTS DEPT.

JUL 16 2003

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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3:00 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. SPECIAL CALENDAR

2000.465M (T. OJEDA: (415) 558-6251)
HOUSING ELEMENT OF THE GENERAL PLAN - Continued public hearing on the proposed update and amendments to the *General Plan* put forth in the *Housing Element Final Draft for Public Review* released February 10, 2003. Proposed revisions will update and amend the *Residence Element* adopted in 1990 and include an assessment of housing needs, new policies to increase housing production such as higher residential densities along appropriate transit corridors and downtown neighborhoods; encouragement of housing development in neighborhood commercial districts; reconsideration of residential parking requirements; and policies supporting construction of new family housing. *The Housing Element Final Draft for Public Review* incorporated modifications based on comments and other feedback received by the Planning Department on the first draft published in August 2002.
Preliminary Recommendation: No Action Requested.
(First Public hearing held on May 1, 2003; continued to second public hearing held on June 5, 2003.)
(Continued from Regular Meeting of June 12, 2003)

PUBLIC COMMENT

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Adjournment:

JUL 21 2003

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, July 24, 2003

1:30 PM

Regular Meeting

President: Shelley Bradford Bell

Vice-President: Michael J. Antonini

Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;

Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. (PUTRA/WILSON: (415) 558-6233)
RESIDENTIAL DESIGN GUIDELINES - Presentation on the updated and expanded Residential Design Guidelines (Guidelines) for all residential projects in RH (Residential House) and RM (Residential Mixed-Density) zoning districts. This is a second hearing on the proposed Guidelines after receiving comments and recommendations from the public at the May 22, 2003 hearing, and meetings with interested neighborhood groups and organizations. This hearing is to provide another opportunity for the public to comment on the draft Guidelines. No action is required by the Planning Commission. The Planning Commission may adopt the Guidelines at a future public hearing.
(Continued from Regular meeting of May 22, 2003)
(Proposed for Continuance to August 21, 2003)
2. (M. SMITH: (415) 558-6322)
5810 MISSION STREET - north side of the street between Lawrence and Sickles Avenues, Lots 039, 042, and 049 in Assessor's Block 7143 - Request for Conditional Use Authorization pursuant to Planning Code Sections 303 and 304 to allow the amendment of Motion No. 13347 to amend the Planned Unit Development authorization to allow for the conversion of three Below Market Rate (BMR) rental apartments into three (BMR) dwelling units for sale for owner occupancy. The conversion would affect units #202, #205, and #303 in the building, located in a NC-2 (Small-Scale Neighborhood Commercial District) and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 19, 2003)
(Proposed for Continuance to August 21, 2003)
3. (P. LORD: (415) 558-6311)
MAJOR EXTERIOR ALTERATION NOTIFICATION - consideration of an Ordinance amending the San Francisco Planning Code by amending Section 311 and 312 to require expanded public notice for major exterior alteration projects; requiring the Building and Planning Departments to issue implementing regulation within 90 days and report to the Board of Supervisors on the effectiveness of the ordinance no later than nine months thereafter; and adopting findings.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of May 15, 2003)
(Proposed for Continuance to August 21, 2003)
4. (F. JONES: (415) 558-6477)
28 SYLVAN DRIVE - east side between Sloat Boulevard and Ocean Avenue, Lot 042 in Assessor's Block 0636 - Request for Discretionary Review of Building Permit Application No. 2002.12.02.3530, proposing to construct a three-story rear vertical addition to the

existing two-story, single-family dwelling located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take DR and approve the building permit as submitted.
(Proposed for Continuance to September 25, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
8. Set hearing date to discuss the Department's priorities.

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

9. 2003.0444D (S. VELLVE: (415) 558-6263)
586 LISBON STREET - northwest side between France and Russia Streets, Lot 016A in Assessor's Block 6274 - Request for Discretionary Review of Building Permit Application 2002.06.12.8815 to construct a new single-family dwelling located in an RH-1 (House, One-Family) District, 40-X Height/Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
10. 2003.0638D (E. TOPE: (415) 558-6316)
20 ROSEWOOD AVENUE - west side of Rosewood between Ravenwood Drive and Brentwood Avenue; Lot 003 in Assessor's Block 3043 - Request for Discretionary Review of Building Permit Application No. 2003.01.16.5375S, proposing a second story front horizontal extension for an existing single family dwelling within an RH-1 (D) (One-Family, Detached Dwelling) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
11. 2002.0782KRV (G. CABREROS: (415) 558-6169)
CALIFORNIA ACADEMY OF SCIENCES PROJECT - Planning Commission Finding Regarding Planning Code Section 295 ("Sunlight Ordinance"). The project is located along Academy Drive in Golden Gate Park, south side of the street and bounded by the Music Concourse to the north, the Rhododendron Dell to the east, the Shakespeare Garden to the west and Middle Drive East to the south, Lot 001 in Assessor's Block 1700 in a P (Public) District and an OS (Open Space) Height and Bulk District. Construction of a new California Academy of Sciences (CAS) building on the site of the existing facility in Golden Gate Park is proposed. The project includes demolition of 11 of 12 existing buildings, and would retain Simson Africa Hall. The project proposes a new building,

contiguous with a rehabilitated Africa Hall, housing the Academy's facilities in one structure. The new CAS building would have a varying roof height ranging from approximately 40 feet to 67 feet in height. Section 295 of the Planning Code requires, prior to approval of the project, that a determination be made that shading from the structure will not have a significant and adverse effect on lands under the jurisdiction of the Recreation and Park Department. The Commission shall make its determination following a recommendation by the Recreation and Park Commission. (Action by the Planning Commission.)

Preliminary Recommendation: Find that the shadow impact is insignificant.

12. 2002.0782EKR/V (G. CABREROS: (415) 558-6169)
CALIFORNIA ACADEMY OF SCIENCES PROJECT - Finding of Consistency with General Plan and Planning Code Priority Policies. The project is located along Academy Drive in Golden Gate Park, south side of the street and bounded by the Music Concourse to the north, the Rhododendron Dell to the east, the Shakespeare Garden to the west and Middle Drive East to the south, Lot 001 in Assessor's Block 1700 in a P (Public) District and an OS (Open Space) Height and Bulk District. Construction of a new CAS building on the site of the existing facility in Golden Gate Park is proposed. The project includes demolition of 11 of 12 existing buildings, and would retain Simson Africa Hall. The project proposes a new building, contiguous with a rehabilitated Africa Hall, housing the Academy's facilities in one structure. The new CAS building would have a varying roof height ranging from approximately 40 feet to 67 feet in height. Planning Code Section 234.1 and 290 require uses in a P District and an OS Height and Bulk District be in conformity with the General Plan. (Action by the Planning Commission.)
Preliminary Recommendation: Find that the Project is, on balance, in conformity with the General Plan.
13. 2002.0782EKR/V (G. CABREROS: (415) 558-6169)
CALIFORNIA ACADEMY OF SCIENCES PROJECT - Parking Variance Request. The proposal is to remove 73 existing parking spaces and to construct the new CAS building without providing 253 required off-street parking spaces. The project is located along Academy Drive in Golden Gate Park, south side of the street and bounded by the Music Concourse to the north, the Rhododendron Dell to the east, the Shakespeare Garden to the west and Middle Drive East to the south, Lot 001 in Assessor's Block 1700 in a P (Public) District and an OS (Open Space) Height and Bulk District.
- 14a. 2002.1301C/V (M. LUELLEN: (415) 558-6478)
230-242 TURK STREET - "The Salvation Army Turk Street Center", north side between Jones and Leavenworth Streets; Lots 024 & 006 in Assessors Block 0338 - Request for Conditional Use authorization pursuant to Planning Code Section 303 to construct a new eight-story building approximately 79 feet high that will contain 109 units of affordable housing for adults in recovery and older foster care youth. The project includes a gymnasium, pool, chapel and multipurpose room on the ground floor, and social services offices, and youth recreational area on the second and third floors, all built over an underground parking level accessed from Turk Street and containing at least 32 off-street spaces. A structure containing 36 dwelling units and 74 rooms of group housing would be demolished. The subject property is in an RC-4 (Residential-Commercial Combined, High Density) District and located within the North of Market Residential Special Use District No. 1, and is in an 80-120-T Height and Bulk District. The existing building is a contributing structure to the National Register Eligible San Francisco Apartment and Hotel District.
Preliminary Recommendation: Approval with Conditions

- 14b. 2002.1301CV (M. LUELLEN: (415) 558-6478)
230-242 TURK STREET - "The Salvation Army Turk Street Center". north side between Jones and Leavenworth Streets; Lots 024 & 006 in Assessors Block 0338 - Request for a rear yard modification in accord with Section 134(f) to provide an equivalent yard area elsewhere on the lot, and for variances to provide 32 parking spaces where 88 are required, and to reduce the glass area in bay windows required by Section 136(c)(2)(C), are sought as part of a project to construct a new eight-story building approximately 79 feet high that will contain 109 units of affordable housing for adults in recovery and older foster care youth and facilities for associated services. The project includes a gymnasium, pool, chapel and multipurpose room on the ground floor, and social services offices, and youth recreational area on the second and third floors, all built over an underground parking level accessed from Turk Street and containing at least 32 off-street spaces. The subject property is in an RC-4 (Residential-Commercial Combined, High Density) District and located within the North of Market Residential Special Use District No. 1. The existing building is a contributing structure to the National Register Eligible San Francisco Apartment and Hotel District and is in an 80-120-T Height and Bulk District. The Zoning Administrator will consider these requests.
15. 2002.1219C (M. WOODS: (415) 558-6315)
1770 - 1780 FELL STREET - north side between Ashbury Street and Masonic Avenue; Lot 18, in Assessor's Block 1209 - Request for Conditional Use authorization under Sections 209.1(h) and 303 of the Planning Code to convert the existing building on an approximately 5,000 square-foot lot from a residential care facility to five (5) dwelling units, at a density ratio of one dwelling unit per 1,000 square feet of lot area, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
16. 2002.1021C (G. CABREROS: (415) 558-6169)
2525 CALIFORNIA STREET - south side, between Steiner and Pierce Streets, Lot 032 in Assessor's Block 0655 - Request for Conditional Use Authorization under Planning Code Section 718.11 for a development with a lot size exceeding 5,000 square feet in area. The proposal is to demolish the existing one-story commercial building and construct a four-story building with up to 16 dwelling units on the three upper stories, up to 4,999 square feet of retail space (Other Retail Sales and Services per Planning Code Section 790.102) on the ground floor, and up to 24 parking spaces in a basement garage, within the Upper Fillmore Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

At approximately 5:00 p.m. the Planning Commission will consider item 17 below. Those cases that are scheduled on this calendar prior to 5:00 p.m. but have not been called or heard by 5:00 p.m. could be continued to a later time or date as determined by the Commission.

17. 2001.911E (J. NAVARRETE: (415) 558-5975)
GOLDEN GATE PARK CONCOURSE AUTHORITY PROJECTS - Certification of the Final Environmental Impact Report (FEIR) - The site is between the California Academy of Sciences and the M.H. de Young Museum in Golden Gate Park, called the Music Concourse area. In 1998, voters of San Francisco approved Proposition J, Golden Gate Park Revitalization Act, to improve the landscape and pedestrian environment of the Music Concourse area. Phase I of the proposed project would include an underground parking facility of 800 to 1,000 spaces at the Music Concourse, surface improvements, and transportation improvements in the Concourse area, and throughout Golden Gate Park, as described in Proposition J. Proposition J requires removal of surface parking spaces from the Concourse area, and in locations throughout the Park,

equivalent to the number of spaces provided in the new underground parking facility upon completion of the parking facility. In addition to the underground parking facility, the Transportation Implementation Plan includes the following elements: intra-park shuttle, cultural shuttle, traffic calming, parking management, bicycle and pedestrian improvements, road closures, and MUNI service improvements. Phase II of the project would entail construction of an Underground Through Street connecting Fulton Street to Middle Drive East, which would allow for through traffic to be restricted or eliminated from Tea Garden Drive and Academy Drive. The proposed underground roadway would ramp down at Eighth Avenue at Kennedy Drive and would extend beneath the east end of the Concourse and alongside the east side of the California Academy of Sciences, where it would ramp up to Middle Drive East. This underground street would not provide access into the parking garage and would be intended to reduce cross-park vehicular traffic through the Music Concourse. The project site is within the P (Public Use) zoning district and within an OS (Open Space) Height and Bulk District; Assessor's Block 1700, Lot 1.

Since publication of the Draft EIR, the Executive Director of the Project Sponsor, Concourse Authority, notified the Planning Department that the preferred project as analyzed in the DEIR has been revised. The project, as revised, consists of Phase I, the Underground Parking Facility, and the Transportation Improvement Measures ("TIP"), both as analyzed as part of the preferred project in the DEIR. Phase II, the Underground Through Street, has been severed from the project and removed from further consideration. As a consequence, the preferred project, as revised, is Phase I and the TIP elements only. This project was identified in the DEIR as Alternative B. With the severance of Phase II, the project, as revised, has no physical environmental impact on the historic character of the Rhododendron Dell, an area of Golden Gate Park considered individually eligible for listing on the California Register of Historical Resources. As a result, the project, as revised, has eliminated the significant unavoidable impact to this resource that was identified in the DEIR.

Preliminary Recommendation: Certify the EIR as a Final EIR. Please note the public review period for the DEIR ended at 5:00 pm, February 5, 2003. **Public hearing has been closed.**

NOTE: On July 17, 2003, the Commission passed a motion of intent to not Certify the EIR by a vote of +6-0 with Commissioner Boyd absent.

E. REGULAR CALENDAR - CONTINUED

18. 2000.1073E (B. HELBER: (415) 558-5968)
201 FOLSOM STREET - Certification of Final Environmental Impact Report (FEIR) - The rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a residential development of approximately 1,500,000 gross square feet (gsf) at 201 Folsom Street (the "development" project). The property is currently used as a paved parking lot by the United States Postal Service (USPS) Annex and other government agencies for 270 vehicles. The rezoning project includes rezoning part of Lot 1 in Assessor's Block 3746 and Lots 1 and 8 in Assessor's Block 3745 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 150 and 200 feet to RC-4 (Residential-Commercial Combined: High-Density) with a 300- and 400-foot height limit. In addition, a Planning Code text amendment is requested to create a new Residential/Commercial sub-district under the Rincon Hill Special Use District overlay, and amendments to the *Rincon Hill Area Plan*, a part of the *San Francisco General Plan*. The request for rezoning has been made in conjunction with development proposed at 300 Spear Street on Assessor's Block 3745, Lot 1, that would be a part of the rezoned area. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745, the remaining privately owned lot in the existing P district. The development portion of the project would consist of up to 725 residential units (about 825,000 gsf) and about 38,000 gsf of retail space. It

would include about 753 enclosed parking spaces and four loading spaces for the use of the development, and about 272 enclosed replacement parking spaces for the use of the USPS and other government agencies. An 80-foot-tall building base would cover the site. Two residential towers would rise above the building base to total heights of approximately 350 feet and 400 feet above the ground level. The project would require a subdivision of Lot 1 to separate the development site from the Postal Service Annex.

Preliminary Recommendation: Certify the EIR as a Final EIR. Please note that the public review period for the Draft EIR ended at 5 pm, December 2, 2002. **Public Hearing Closed.**

(Continued from Regular Meeting of June 26, 2003)

19. 2000.1090E (B. HELBER: (415) 558-5968)
300 SPEAR STREET - Certification of Final Environmental Impact Report (FEIR) -
The project includes rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a mixed-use development of approximately 1,560,000 gross square feet (gsf) at 300 Spear Street (the "development project"). The property is currently used as a paved parking lot for 290 vehicles. The property was formerly owned by Caltrans and under lease to Golden Gate Transit for daytime commuter bus layovers. Golden Gate Transit buses were relocated a few blocks away in 2000. The rezoning project includes rezoning Lots 1 and 8 in Assessor's Block 3745, and part of Lot 1 in Assessor's Block 3746 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 105, 150 and 200 feet to RC-4 (Residential-Commercial Combined: High Density) with 300- and 400-foot height limits. In addition, a Planning Code text amendment is requested to create a new Residential/Commercial subdistrict under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area Plan, a part of the San Francisco General Plan. The request for rezoning has been made in conjunction with the proposed development at 201 Folsom Street on Assessor's Block 3746, Lot 1, that would be a part of the rezoned area. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745, the remaining privately owned lot in the existing P district. The development portion of the project would consist of up to 820 residential units, about 36,000 gsf of retail and about 890 underground parking spaces. Two 80-foot-tall building bases would be built to the property lines on Spear, Folsom and Main Streets; the building bases would surround a landscaped courtyard beginning at the courtyard (third) level. Two residential towers would rise above the building bases to total heights of approximately 350 feet and 400 feet above the ground level, respectively.
Preliminary Recommendation: Certify the EIR as a Final EIR. Please note that the public review period for the Draft EIR ended at 5 pm, December 2, 2002. **Public Hearing Closed.**
(Continued from Regular Meeting of June 26, 2003)

- 20a. 2000.1326MZT (M. SNYDER: (415) 558-6891)
300 SPEAR STREET, 160 HARRISON STREET (aka 365 MAIN STREET), AND 201 FOLSOM STREET (aka 314-390 MAIN STREET) - the northern half of the block bounded by Folsom, Spear Street, Harrison Street, and Main Street, Lot 1 in Assessor's Block 3745; the northeast corner of Harrison Street and Main Street, Lot 8 in Assessor's Block 3745; and the northern half of the block bounded by Harrison Street, Beale Street, Folsom Street, and Main Street, the northern half of Lot 1 in Assessor's Block 3746, respectively -- Zoning Reclassification of Property, Planning Code Text Change, and General Plan Amendments sought. The applicants have requested approvals for: (1) the reclassification of these properties from P (Public) to RC-4 (Residential-Commercial Combined, High Density), Districts and the establishment of a "Residential/Commercial Sub-district" within the Rincon Hill Special Use District under Section 249.1 of the Planning Code, pursuant to Section 302 of the Planning Code; (2) the adoption of amendments to the Rincon Hill Area Plan (part of the General Plan) pursuant to Section

340 of the Planning Code; (3) the adoption of modifications to the existing height and bulk limits, including increasing the current height limits from 200-feet, 150-feet and 105 feet to 400 feet for 201 Folsom Street and 300 Spear Street; and from 105 feet to 300 feet for 160 Harrison Street; and (4) the adoption of text change amendments to the Planning Code and General Plan that would change the requirements for density, use, usable open space, parking, parking location, street frontage, site coverage, tower separation and dwelling unit exposure, and other matters at the subject sites.

Preliminary Recommendation: Adopt a Resolution Recommending to the Board of Supervisor's Approval of the Proposed Text, Map and General Plan Changes.

(Continued from Regular Meeting of June 26, 2003)

- 20b. 2000.1073C (M. SNYDER: (415) 558-6891)
201 FOLSOM STREET (aka 314-390 MAIN STREET) - the northern half of the block bounded by Folsom Street to the north, Main Street to the east, Harrison Street to the south, and Beale Street to the west, Lot 1 in Assessor's Block 3746 - Request for conditional use authorization pursuant to Planning Code Sections 303 and 253 to allow construction of a building taller than 40 feet in an R (Residential) District. The proposed Project would consist of up to 820 residential units in about 775,000 gross square feet, about 38,000 gross square feet of retail space, and up to 845 off-street parking spaces for the residential and retail uses and up to 272 replacement parking spaces for United States Postal Service. The project would include two towers that would be approximately 400 and 350-feet tall. The project is currently within a P (Public) District and within 200-R and 150-R Height and Bulk Districts. (A Public Hearing for a Planning Code Text, Map and General Plan Amendments for this site will be considered immediately before this hearing).
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 26, 2003)
- 20c. 2000.1090C (M. SNYDER: (415) 558-6891)
300 SPEAR STREET - the northern half of the block bounded by Folsom Street to the north, Spear Street to the east, Harrison Street to the south, and Main Street to the west, Lot 1 in Assessor's Block 3745 - Request for (1) conditional use authorization pursuant to Planning Code Section 303 and 253 to allow construction of a building taller than 40 feet in an R (Residential) District; and (2) an exception under Section 271 of the Planning Code to permit the project to exceed the maximum plan length. The proposed project would consist of up to 820 residential units in about 910,000 gross square feet, about 35,000 gross square feet of retail space, and up to 890 underground parking spaces. The Project would include two residential high-rises with overall heights of approximately 400 and 350 feet; and two lower buildings with an overall height of 85 feet. The project is currently within a P (Public) District and within 200-R and 105-R Height and Bulk Districts. (A Public Hearing for a Planning Code Text, Map and General Plan Amendments for this site will be considered immediately before this hearing)
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of June 26, 2003)
21. 2003.0376C (M. SMITH: (415) 558-6322)
5630 MISSION STREET - north side of the street between Naglee and Whipple Avenues, Lot 012 in Assessor's Block 7098 - Request by Verizon Wireless for Conditional Use Authorization under Planning Code Section 711.83 to install eight (8) antennas on the rooftop and associated equipment cabinets within the interior storage room of a motel (The Mission Inn) located in a NC-2 (Small-Scale Neighborhood Commercial District) and 40-X Height and Bulk District. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a location Preference 4 site as it is a wholly commercial building within a NC-2 District.

Preliminary Recommendation: Approval with Conditions.

22. 2002.0913C (G. NELSON: (415) 558-6257)
2001 UNION STREET - southwest corner at the intersection of Union and Buchanan Streets; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83, of the Planning Code to install six (6) cellular antennas and five (5) related equipment cabinets on the roof of the Union Street Plaza Building, as part of Sprint PCS' telecommunications network within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposed antennas would be flush mounted to an existing rooftop penthouse, and the related equipment would be housed in a new mechanical penthouse that would be partially visible from the street below. The site is considered a Preference 2 under the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as it is a "co-location" site. However, due to a prior Planning Commission action and approved Motion No. 16084 for case no 2000.0385C the site had been deemed a Preference 6. The Planning Commission will consider under which Preference (2 or 6) to review the application. Sprint has also modified the location of the proposed rooftop mechanical penthouse from their original proposal.

Preliminary Recommendation: Approval with Conditions

(Continued from regular meeting of June 12, 2003)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

ADDENDUM SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, July 24, 2003
1:30 PM
Regular Meeting**

DOCUMENTS DEPT.

JUL 23 2003

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

CONSIDERATION OF FINDINGS AND FINAL ACTION --PUBLIC HEARING CLOSED

2003.0207C

(R. CRAWFORD: (415) 558-6358)

1509 TARAVAL STREET - between 25th and 26th Avenues, Assessor's Block 2400 Lot 043 - Request under Planning Code Section 161.(j) for Conditional Use Approval for a reduction of 3 off street parking spaces required for dwellings for a Project with ground floor commercial and 3 dwelling units. This project lies within an NC-2 Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions.

NOTE: On July 10, 2003, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +5-2 (Commissioners Bradford Bell and Feldstein voted No). Final Language scheduled for July 24, 2003.

SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

Notice of Meeting & Calendar

JUL 28 2003

SAN FRANCISCO
PUBLIC LIBRARY

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 31, 2003

1:30 PM

Special Meeting

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

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Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. COMMISSIONERS' QUESTIONS AND MATTERS

1. Commission Comments/Questions

C. DIRECTOR'S REPORT

2. Director's Announcements
3. Review of Past Week's Events at the Board of Supervisors and Board of Appeals
4. Set future public hearing to receive further public testimony on the Residence Element.

D. DISCRETIONARY REVIEW HEARING

Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal.

5. 2003.0519D (K. SIMONSON: 415-558-6321)
1111 STANYAN STREET - west side between Parnassus Avenue and Grattan Street, Lot 4 in Assessor's Block 2630 – Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2003.02.13.7368, proposing to legalize the merger of two dwelling units to create a single-family dwelling. The subject property is in an RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Continued from Regular Meeting of July 10, 2003)
6. 2002.1268D (G. NELSON: (415) 558-6257)
527 23RD AVENUE - west side between Anza and Balboa Streets; Lot 007 in Assessor's Block 1566 - Request for Discretionary Review of Building Permit Application No. 2002.09.05.5649, proposing to construct a two-story horizontal addition at the rear of the single-family dwelling, a new third floor and a partial fourth floor in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposal would create a second dwelling unit and a second off-street parking space.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of July 10, 2003)

7. 2003.0344D (B. FU: (415) 558-6613)
1222 REVERE AVENUE - north side of Revere Avenue between Hawes and Ingalls Streets, Lot 026 in Assessor's Block 4762 - Mandatory Discretionary Review, under the Planning Commission's Policy requiring review of all residential demolitions, of Demolition Permit Application No. 2002.11.20.1933 proposing to demolish an existing single-family dwelling in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation. There are related proposals for a lot subdivision to create two legal lots, and the construction of two new, two-family, two-story over garage buildings.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued from Regular Meeting of June 19, 2003)
8. 2001.0637D (B. FU: (415) 558-6313)
1352 HAMPSHIRE STREET - west side between 25th and 26th Streets - Request for Discretionary Review of Building Permit Application No. 2003.02.13.7451, Lot 7 in Assessor's Block 4275, proposing to add a horizontal and vertical addition to an existing single-family dwelling. One additional dwelling unit is proposed for a total of two units on the lot. The property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of July 17, 2003)
9. 2003.0389D (T. WANG: (415) 558-6335)
111 LOBOS STREET - south side between Capitol and Plymouth Avenues; Lot 047 in Assessor's Block 7104 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.07.15.1446, proposing to demolish an existing two-story, single-family dwelling (the project also proposes to subdivide the existing lot into two separate lots and construct a new two-story, single-family dwelling on each of the two lots) in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
(Continued from Regular Meeting of July 10, 2003)
10. 2003.0597D (T. TAM: (415) 558-6325)
263 & 265 DOLORES STREET - east side between 15th and 16th Streets; Lot 30 in Block 3556. Discretionary Review request for a Building Permit (No. 2003.02.18.7705s) to allow conversion of existing storage space on the ground floor into a habitable area. The conversion will result in the addition of one new dwelling unit for a total of three units on the subject property. The property is in the RM-1 (Residential, Low Density District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary review and approved as submitted.
11. 2003.0471D (D. JONES: (415) 558-6477)
764 PACHECO STREET - east side between Aerial Way and 12th Avenue, Lot 14 in Assessor's Block 2123A - Request for Discretionary Review of Building Permit Application No. 2003/02/18/7720, proposing to construct a two-story, rear horizontal extension to the existing two-story, single-family residence. The subject property is in an RH-1 (Residential, House, Single Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as modified.
(Continued from Regular Meeting of July 10, 2003)

5:00 P.M.**E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

F. REGULAR CALENDAR

12. 2001.0792IEKXC (C. ROOS: (415) 558-5981)
301 MISSION STREET - south side of Mission Street, Lots 1 and 17 in Assessor's Block 3719 - **Certification of the Final Environmental Impact Report** prepared for demolition of three existing two- to six-story structures on the approximately 50,417-sq.-ft. project site, totaling about 173,650 gross square feet (gsf), and construction of a 58-story, 605-foot-tall, mixed used development, totaling about 1,156,500 gsf. The proposed development would contain about 130,560 gsf of office space with ground floor retail in a 9-story, 125-ft.-tall structure; and a 120-suite extended-stay hotel; 320 residential units; ground-floor retail and restaurant space in the 58-story structure; a 43-ft.-tall publicly accessible atrium; lobbies; building services; and mechanical space. There would be three off-street loading docks and four off-street van spaces, and 400 spaces of underground parking on four levels.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on April 3, 2003. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

Preliminary Recommendation: Certify

- 13a. 2001.0792IEKXC (A. LIGHT: (415) 558-6254)
301 MISSION STREET - south side of Mission Street, Lots 1 and 17 in Assessor's Block 3719 - Request under Planning Code Section 309 (Review of Downtown Buildings) for Determinations of Compliance and Exceptions, including: an exception to upper-tower bulk limits (Section 272); an exception to height limits for upper-tower extensions (Section 263.9); an exception to rear yard requirements (Section 134(d)); an exception to ground level wind current requirements (Section 148); and an exception to sunlight on public sidewalks (Section 146); The project lies within a C-3-O (Downtown Office) District and within a 550-S/400-S Height and Bulk District. The proposed project will be constructed on a site containing three existing two-to-six story commercial structures containing approximately 100,000 square feet of office space with some ground level retail uses. The site also contains a vacant parcel that is the former site of a 126,732 square-foot office building that was red-tagged and demolished after the Loma-Prieta earthquake. A letter of determination dated July 8, 2002 from the Zoning Administrator determined that the development site had an office space credit of 126,732 square feet because the demolition of the red-tagged office building was involuntary on the part of the property owner. The proposal is to demolish the existing three structures and construct an approximately 900,000 gross square-foot structure consisting of a 58-story, 605-foot tall tower on the western portion of the site, containing approximately 320 residential units, approximately 120-units of extended stay hotel rooms, and ground floor retail uses; a 43-foot tall glass-enclosed central atrium; a 9-story, 125-foot tall office structure with approximately 130,000 gross square feet of office space, with ground level retail uses on

the eastern portion of the site; and an underground four-level parking garage containing approximately 351 parking spaces.

Preliminary Recommendation: Approval with Conditions.

- 13b. 2001.0792E|KXC (A. LIGHT: (415)558-6254)
301 MISSION STREET - south side of Mission Street, Lots 1 and 17 in Assessor's Block 3719 - Request under Planning Code Sections 157, 158, 223(p) and 303 for a Conditional Use Authorization to allow a major non-accessory parking garage not open to the public; and Planning Code Sections 216(b)(i) and 303 for a Conditional Use Authorization to allow hotel use in a C-3-O District. The project lies within a C-3-O (Downtown Office) District and within a 550-S/400-S Height and Bulk District. The proposed project will be constructed on a site containing three existing two-to-six story commercial structures containing approximately 100,000 square feet of office space with some ground level retail uses. The site also contains a vacant parcel that is the former site of a 126,732 square-foot office building that was red-tagged and demolished after the Loma-Prieta earthquake. A letter of determination dated July 8, 2002 from the Zoning Administrator determined that the development site had an office space credit of 126,732 square feet because the demolition of the red-tagged office building was involuntary on the part of the property owner. The proposal is to demolish the existing three structures and construct an approximately 900,000 gross square-foot structure consisting of a 58-story, 605-foot tall tower on the western portion of the site, containing approximately 320 residential units, approximately 120-units of extended stay hotel rooms, and ground floor retail uses; a 43-foot tall glass-enclosed central atrium; a 9-story, 125-foot tall office structure with approximately 130,000 gross square feet of office space, with ground level retail uses on the eastern portion of the site; and an underground four-level parking garage containing approximately 351 parking spaces. Pursuant to Planning Code Sections 313 and 314, the Department has determined that the project would result in the net addition of 164,800 square feet of gross floor area of hotel use, requiring payments to the Jobs-Housing Linkage Program and the Citywide Affordable Childcare Fund. Preliminary Recommendation: Approval with Conditions, including reduction of the amount of proposed parking.
14. 2000.1229EK/2003.0596ZMCK (D. ALUMBAUGH: (415) 558-6601)
BRYANT STREET RESIDENTIAL TOWER -- on the western side of Seawall Lot #330, being an approximately 22,600 square-foot-portion of Assessor's Block 3771, when subdivided in accordance with a Purchase and Sale Agreement approved by the Port Commission on March 25, 2003, and by the Board of Supervisors July 15, 2003. The block is bounded by Bryant Street, Beale Street and The Embarcadero. -- Request to adopt the CEQA findings for a proposed reclassification of the site's height and bulk district from 105-F to 220-G and conforming General Plan Amendments. The zoning is Heavy Industrial (M-2) and Waterfront Special Use District No. 3. The Planning Commission certified a Final Supplemental Environmental Impact Report (FSEIR) for a Cruise Terminal Mixed Use Project, including this site, in November 2002. Preliminary Recommendation: Approval
- 15a. 2003.0596Z (D. ALUMBAUGH: (415) 558-6601)
BRYANT STREET RESIDENTIAL TOWER -- on the western side of Seawall Lot #330, being an approximately 22,600 square-foot-portion of Assessor's Block 3771, when subdivided in accordance with a Purchase and Sale Agreement approved by the Port Commission on March 25, 2003, and by the Board of Supervisors July 15, 2003. The block is bounded by Bryant Street, Beale Street and The Embarcadero. -- Request by the Port of San Francisco to amend the Zoning Map (Planning Code Section 302) to reclassify the height and bulk districts for part of Seawall Lot 330 from 105-F to 220-G. The zoning is Heavy Industrial (M-2) and Waterfront Special Use District No. 3. The Port

has requested to amend Map 2 referred to in Policy 10.26 in the Northeastern Waterfront Area Plan of the City's General Plan (Planning Code Section 340) to reflect the requested height and bulk change from 105-F to 220-G. The Planning Commission certified a Final Supplemental Environmental Impact Report (FSEIR) for a Cruise Terminal Mixed Use Project, including this site, in November 2002.
Preliminary Recommendation: Approval

- 15b. 2003.0596M (D. ALUMBAUGH: (415) 558-6601)
BRYANT STREET RESIDENTIAL TOWER – on the western side of Seawall Lot #330, being an approximately 22,600 square-foot-portion of Assessor's Block 3771, when subdivided in accordance with a Purchase and Sale Agreement approved by the Port Commission on March 25, 2003, and by the Board of Supervisors July 15, 2003. The block is bounded by Bryant Street, Beale Street and The Embarcadero. -- Request by the Port of San Francisco to adopt conforming amendments to Map 2 referred to in Policy 10.26 in the Northeastern Waterfront Area Plan of the City's General Plan to reflect the requested height and bulk change from 105-F to 220-C. The zoning is Heavy Industrial (M-2) and Waterfront Special Use District No. 3. The Port has requested height and bulk change from 105-F to 220-G. The Planning Commission certified a Final Supplemental Environmental Impact Report (FSEIR) for a Cruise Terminal Mixed Use Project, including this site, in November 2002.
Preliminary Recommendation: Approval
- 15c. 2003.0596C (D. ALUMBAUGH: (415) 558-6601)
BRYANT STREET RESIDENTIAL TOWER - on the western side of Seawall Lot #330, being an approximately 22,600 square-foot-portion of Assessor's Block 3771, when subdivided in accordance with a Purchase and Sale Agreement approved by the Port Commission on March 25, 2003, and by the Board of Supervisors July 15, 2003. The block is bounded by Bryant Street, Beale Street and The Embarcadero. The zoning is Heavy Industrial (M-2) and Waterfront Special Use District No. 3. -- San Francisco Cruise Terminal, LLC, has requested (1) Conditional Use Authorization under sections 240.3, 303 and 304 of the Planning Code to permit a Planned Unit Development (PUD) for the construction of a new 22-story, 220-foot tall, condominium tower with 135 to 145 condominium units (final number of units being determined as design develops); and (2) PUD modifications under Planning Code section 304 for the following: rear yard setback requirement (Planning Code Section 134); the required independently accessible parking spaces (Planning Code Section 151) to allow up to 10 of the required on-site parking spaces to be tandem; on-site loading spaces (Planning Code Section 152) to allow loading from on-street loading areas where 2 on-site spaces are required; dwelling unit density (Planning Code Section 215) and associated floor area ratio (Planning Code Sections 240.3 and 124) to allow increased dwelling unit density and floor area ratio. The Planning Commission certified a Final Supplemental Environmental Impact Report (FSEIR) for a Cruise Terminal Mixed Use Project, including this site, in November 2002.
Preliminary Recommendation: Approval with Conditions
16. 2003.0244C (M. SNYDER: (415) 558-6891)
2101 BLOCK OF BRYANT STREET & 2830 20TH STREET - (the site formerly referred to as Bryant Square), located on the block bounded by Bryant, 19th, York, and 20th Streets; Lots 60, 62, and 63 in Assessor's Block 4080 – Request for Conditional Use Authorization to allow [1] the construction of dwelling units in C-M (Heavy Commercial) and M-1 (Light Industrial) Districts pursuant to Planning Code Section 215(a), [2] an exception to Bulk Limits pursuant to Planning Code Section 271 and [3] a Planned Unit Development (PUD) pursuant to Planning Code Section 304 to modify Code Sections including (i) the dwelling unit density limits of Section 215, (ii) the rear yard requirements of Section 134, (iii) the dwelling unit exposure requirements of Section 140, and (iv) the

usable open space requirements of Section 135. The subject property is within both a C-M and an M-1 Zoning District and a 65-B Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

17. 2002.1010C (M. LUELLEN (415) 558-6478)
1300 POLK STREET on the northeast corner of Polk and Bush Streets; Lots 004A & 004B in Assessor's Block 0668: Request for Conditional Use authorization pursuant to Planning Code Section 303 for nonresidential use size of 3,000 square feet and above; and use above the ground floor for a place of worship. The proposed project is to construct a two-story (plus mezzanine) church ("First Congregational Church of San Francisco") 50 feet in height (excluding steeple), that is intended to contain about 160 seats and approximately 13,000 square feet in area. The existing one-story over basement commercial building containing a bar and two vacant storefronts would be demolished. The proposed new structure will contain community meeting rooms, a fellowship hall, a chapel, a mezzanine, and an approximately 40-foot high sanctuary. No off-street parking is proposed or required. The subject property is in the Polk Street NCD (Neighborhood Commercial District) zoning district and a 65-A height and bulk district.
Preliminary recommendation: Approval with conditions

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meetings *Thursdays,* *August 7, 2003 and August 14, 2003*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, August 7, 2003 and August 14, 2003* have been canceled. The next Regular Meeting of the Planning Commission will be held on *Thursday, August 21, 2003*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SHELLEY BRADFORD BELL
VICE-PRESIDENT	MICHAEL J. ANTONINI
COMMISSIONER	EDGAR E. BOYD
COMMISSIONER	LISA M. FELDSTEIN
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	SUE LEE
COMMISSIONER	WILLIAM L. LEE
GERALD G. GREEN, DIRECTOR OF PLANNING	
LINDA D. AVERY, COMMISSION SECRETARY	

DOCUMENTS DEPT.

AUG - 4 2003

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, August 21, 2003
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

AUG 18 2003

SAN FRANCISCO
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President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 *Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

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Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.1268D (G. NELSON: (415) 558-6257)
527 23RD AVENUE - west side between Anza and Balboa Streets; Lot 007 in Assessor's Block 1566 - Request for Discretionary Review of Building Permit Application No. 2002.09.05.5649, proposing to construct a two-story horizontal addition at the rear of the single-family dwelling, a new third floor and a partial fourth floor in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposal would create a second dwelling unit and a second off-street parking space.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of July 10, 2003)
NOTE: On July 31, 2003, following public testimony, the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and approve as modified by a vote of +6 -0. Commissioner Bradford-Bell was absent. Final action to consider modifications scheduled for August 21, 2003.
(Proposed for Continuance to August 28, 2003)
2. 2003.0278C (M. SMITH: (415) 558-6322)
5810 MISSION STREET - north side of the street between Lawrence and Sickles Avenues, Lots 039, 042, and 049 in Assessor's Block 7143 - Request for Conditional Use Authorization pursuant to Planning Code Sections 303 and 304 to allow the amendment of Motion No. 13347 to amend the Planned Unit Development authorization to allow for the conversion of three Below Market Rate (BMR) rental apartments into three (BMR) dwelling units for sale for owner occupancy. The conversion would affect units #202, #205, and #303 in the building, located in a NC-2 (Small-Scale Neighborhood Commercial) and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular meeting of July 24, 2003)
(Proposed for Continuance to September 4, 2003)
3. 2002.1144C (G. NELSON: (415) 558-6257)
821 LA PLAYA (AKA 800 GREAT HIGHWAY) - between Great Highway and La Playa at the intersection of Cabrillo Street; Lot 004 in Assessor's Block 1692 - Request for Conditional Use authorization pursuant to Section 710.83, of the Planning Code to install two cellular antennas and one related equipment cabinet on the roof of a commercial structure (Wise Surf Shop), within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The proposed antennas would be within the existing parapet and penthouse wall on the roof of the structure, and the related equipment would be located on the roof below the level of the parapet. Neither the antennas nor the equipment would be visible from below or any neighboring property. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting

Guidelines the proposal is a Preferred Location Preference 6 (limited preference site) as it is located in an NC-1 District.

Preliminary Recommendation: Approval with conditions.

NOTE: On July 17, 2003, following public testimony, the Commission closed the public hearing and entertained a motion to disapprove by a vote +5 -0. Commissioners Boyd and Feldstein were absent. Final Language scheduled for August 21, 2003

(Proposed for Continuance to October 2, 2003)

4. 2002.0639D (B. FU: (415) 558-6613)
604 RHODE ISLAND STREET AND 2005-2007 18TH STREET (aka 2001 18TH STREET; aka 602 RHODE ISLAND STREET) - corner of 18th and Rhode Island Streets, Lots 001 and 002 in Assessor's Block 4030 - Mandatory Discretionary Review of Building Permit Application Numbers 2002.05.22.7228 and 2002.05.22.7240, which would demolish a single family home and a two-unit home, respectively. Under proposed conditions, the two adjacent properties would be re-subdivided and a new single family home would be built on the resulting corner parcel while a new two-family home would be built on the resulting 18th Street parcel. Mandatory Discretionary Review is required under Planning Commission policy for projects proposing the demolition of housing. The properties are located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of June 26, 2003)
(Proposed for Continuance to September 25, 2003)
5. 2003.0042T (P. LORD: (415) 558-6311)
MAJOR EXTERIOR ALTERATION NOTIFICATION - consideration of an Ordinance amending the San Francisco Planning Code by amending Section 311 and 312 to require expanded public notice for major exterior alteration projects; requiring the Building and Planning Departments to issue implementing regulation within 90 days and report to the Board of Supervisors on the effectiveness of the ordinance no later than nine months thereafter; and adopting findings.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular meeting of July 24, 2003)
(Proposed for Continuance to September 25, 2003)
6. (PUTRAWILSON: (415) 558-6233)
RESIDENTIAL DESIGN GUIDELINES - Presentation on the updated and expanded Residential Design Guidelines (Guidelines) for all residential projects in RH (Residential House) and RM (Residential Mixed-Density) zoning districts. This is a second hearing on the proposed Guidelines after receiving comments and recommendations from the public at the May 22, 2003 hearing, and meetings with interested neighborhood groups and organizations. This hearing is to provide another opportunity for the public to comment on the draft Guidelines. No action is required by the Planning Commission. The Planning Commission may adopt the Guidelines at a future public hearing.
(Continued from Regular meeting of July 24, 2003)
(Proposed for Continuance to October 23, 2003)
7. 2003.0193D (R. CRAWFORD: (415) 558-6358)
244 GRANADA AVENUE - East side between Ocean and Holloway Avenues. Assessor's Block 6942 Lot 039 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 2002.1028.0113, to demolish the existing one family house, in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk district. There is a related proposal to construct a new two-family building.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Demolition Permit.

(Continued from Regular Meeting of June 19, 2003)

(Proposed for Continuance to October 2, 2003)

- 8a. 2002.1298CV (M. LI: (415) 558-6396)

624 LAGUNA STREET - northeast corner at Ivy Street, Lot 012 in Assessor's Block 0807 - Request for conditional use authorization to demolish a vacant one-unit residential building and to construct a four-story, 40-foot-high senior care residential facility for up to 30 residents within the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District. The project is the subject of a concurrent Variance hearing before the Zoning Administrator.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of June 19, 2003)

(Proposed for Continuance to October 16, 2003)

- 8b. 2002.1298CV (M. LI: (415) 558-6396)

624 LAGUNA STREET - northeast corner at Ivy Street, Lot 012 in Assessor's Block 0807 - Parking variance sought. The proposed project is the demolition of a vacant one-unit residential building and the construction of a four-story, 40-foot-high senior care facility for up to 30 residents within the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District. The project is proposing to provide zero off-street parking spaces where three are required.

(Continued from Regular Meeting of June 19, 2003)

(Proposed for Continuance to October 16, 2003)

9. 2002.0418T (P. LORD: (415) 558-6311)

SECONDARY UNITS - Consideration of an Ordinance amending the San Francisco Planning Code by repealing Section 207.2 [Second Unit] in its entirety, adding new Section 207.2 and amending Section 209.1 to authorize one additional secondary unit limited to 750 square feet of gross floor area on a lot within 1250 feet of a Primary Transit Street or Transit Center and also within 1250 feet of a Neighborhood Commercial or Commercial zoning district, and constructed for the elderly or persons with physical disabilities and to prohibit the owner from legalizing an illegal unit pursuant to the provisions of this ordinance; by amending Sections 135(d), Table 151 of Section 151 and 307(g) to establish the amount of open space; and adopting findings.

(Proposed for Continuance to October 16, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

10. Commission Comments/Questions

C. DIRECTOR'S REPORT

11. Director's Announcements
12. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

13. 2003.0207C (R. CRAWFORD: (415) 558-6358)
1509 TARAVAL STREET - between 25th and 26th Avenues, Assessor's Block 2400 Lot 043 - Request under Planning Code Section 161.(j) for Conditional Use Approval for a reduction of three off-street parking spaces required for dwellings for a Project with ground floor commercial and three dwelling units. This project lies within an NC-2 Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions.
NOTE: On July 10, 2003, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +5-2 (Commissioners Bradford Bell and Feldstein voted No). Final Language scheduled for July 24, 2003. On July 24, 2003, this item was continued to 8/21/03

F. REGULAR CALENDAR

14. 1999.410E & 2003.0038E (J. KUGLER: (415) 558-5983)
450 RHODE ISLAND STREET – RESIDENTIAL DEVELOPMENT WITH RETAIL AND 17TH AND RHODE ISLAND STREETS LEGISLATION FOR A GROCERY STORE SPECIAL USE SUBDISTRICT. **Certification of Supplemental Environmental Impact Report:** Assessor's Block 3978, Lot 1 which is approximately the whole of the block between Rhode Island, Mariposa, 17th and Kansas Streets. The proposed project consists of two elements: the first is two ordinances introduced by the Board of Supervisors amending the San Francisco Planning Code (including Zoning Maps 8 and 8SU) to change the zoning on the block bounded by Rhode Island, 17th, Kansas and Mariposa Streets from M-1 (Light Industrial) to NC-3 (Moderate-Scale Neighborhood Commercial). The proposed legislation would also add Section 781.10, which would create a 17th and Rhode Island Street Grocery Store Special Use Subdistrict applicable to the block described above to permit a neighborhood grocery store with beer and wine sales on that block. The second element is a proposed development that would involve the construction of a five-story building ranging in height from 16 ½ feet to 52 ½ feet and containing about 204,800 square feet of mixed-use residential/retail space. The project would include approximately 168 residential units, approximately 4,000 square feet of retail space, and approximately 34,500 square feet of grocery store space. In addition, a parking garage would partially occupy three levels, providing a total of approximately 323 self-park off-street parking spaces. The new proposed building would step-up the north slope of the Potrero Hill project site (Assessor's Block 3978, Lot 1), which is bounded by 17th Street on the north, Rhode Island Street on the east, Mariposa Street on the south, and Kansas Street on the west. The project site is within the M-1 (Light Industrial) zoning district and within a 40-X height/bulk district.
NOTE: Public Hearing held on May 22, 2003. Public comment period closed May 27, 2003.
Preliminary Recommendation: Certify Supplemental Environmental Impact Report.
15. 2003.0038Z (P. LORD: (415) 558-6311)
REZONING FROM M-1 TO NC-3 AND 17TH AND RHODE ISLAND STREETS GROCERY STORE SPECIAL USE SUBDISTRICT - Consideration of an Ordinance amending Section Map 8 and 8SU of the Zoning Map of the City and County of San Francisco to rezone the property described as Assessor's Block 3978, Lot 1, full block bound by Rhode Island Street, 17th Street, Kansas Street and Mariposa Street, from M-1 (Light Industrial) with a 40-X height and bulk designation to NC-3 (Moderate-Scale Neighborhood Commercial District) with a 40-X height and bulk designation and the 17th and Rhode Island Street Grocery Store Special Use Subdistrict.
Preliminary Recommendation: Approval

16. 2003.0038T (P. LORD: (415) 558-6311)
17TH AND RHODE ISLAND STREETS GROCERY STORE SPECIAL USE SUBDISTRICT - Consideration of an Ordinance amending the San Francisco Planning Code by adding Section 781.10 to create the 17th and Rhode Island Streets Grocery Store Special Use Subdistrict for the property described as Assessor's Block 3978, Lot 1, full block bound by Rhode Island Street, 17th Street, Kansas Street and Mariposa Street. The designation of the 17th and Rhode Island Street Grocery Store Special Use Subdistrict permits one of-sale (Type 20 and Type 21) liquor store as a conditional use on the first or second story, provided that it is operated as an integral element of a grocery store of not less than 30,000 gross square feet.
Preliminary Recommendation: Approval with conditions.
17. 2003.0018C (P. LORD: (415) 558-6311)
450 RHODE ISLAND STREET - full block bound by Rhode Island, 17th, Kansas and Mariposa Streets; Lot 1 in Assessor's Block 3978 - Request for conditional use authorization under Sections 303, 304, 712.11, 712.21, and proposed Section 781.10 of the Planning Code to allow a Planned Unit Development for the construction of a mixed-use development consisting of up to 168 dwelling units, approximately 39,400 square feet of commercial/retail space (including a grocery store of approximately 34,500 square feet with liquor, beer and wine sales) and approximately 323 independently accessible off-street parking spaces, in an M-1 (Light Manufacturing) zoning district, a former Industrial Protection Zone and a 40-X Height and Bulk District, proposed for rezoning to the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 17th and Rhode Island Street Grocery Store Special Use Subdistrict, including exceptions to the dwelling unit exposure, usable open space, rear yard, height measurement and bay window requirements in Section 136 of the Planning Code.
Preliminary Recommendation: Approval with conditions.
- 18a. 2003.0532XV (M. LUELLEN: (415) 558-6478)
239 GRANT AVENUE - west side between Post and Sutter Streets, Lot 004 in Assessor's Block 294 -- Request under Planning Code Section 309(a)(1) (Downtown Project) for Determinations of Compliance and Request for Exceptions, including an exception from the rear yard requirements) pursuant to Building Permit Application 2003.08.08.1580. This site lies within a C-3-R (Downtown, Retail) District and within an 80-130-F Height and Bulk District. The project would convert vacant office space on five floors to five dwelling units. Existing ground floor retail use would remain. The building envelope would be remodeled but not expanded except on the roof to provide required elevator access. The subject property is an unrated (not significant) building within the Kearny-Market-Mason-Sutter Conservation District under Article 11.
Preliminary Recommendation: Approval with Conditions
- 18b. 2003.0532XV (M. LUELLEN: (415) 558-6478)
239 GRANT AVENUE - west side between Post and Sutter Streets, Lot 004 in Assessor's Block 294 - Request under Planning Code Sections 151 and 305 for a variance from parking requirements. This site lies within a C-3-R (Downtown, Retail) District and within an 80-130-F Height and Bulk District. The project would convert vacant office space on five floors to five dwelling units. Existing ground floor retail use would remain. The building envelope would be remodeled but not expanded except on the roof to provide required elevator access. No parking is proposed where one space is required. This item will be heard concurrently by the Zoning Administrator.
- 19a. 2002.1301QV (M. LUELLEN (415) 558-6478)
230-242 TURK STREET - "The Salvation Army Turk Street Center", north side between Jones and Leavenworth Streets; Lots 024 & 006 in Assessors Block 0338: Request for Conditional Use authorization pursuant to Planning Code Section 303 to demolish a building with 74 residential hotel units and to construct a new mid-rise building that will

contain 109 units of affordable transitional housing for adults in recovery and older foster care youth. The project includes a gymnasium, pool, chapel and multipurpose room on the ground floor, and social services offices, and youth recreational area on the second and third floors, all built over an underground parking level accessed from Turk Street and containing at least 32 off-street spaces. The subject property is in an RC-4 (Residential-Commercial Combined, High Density) District and located within the North of Market Residential Special Use District No. 1, and is in an 80-120-T Height and Bulk District. The existing building is a contributing structure to the National Register Eligible San Francisco Apartment and Hotel District, its demolition was found to not have a substantial adverse impact on the district. A Final Negative Declaration of Environmental Impact was adopted and issued on June 12, 2003.

Preliminary Recommendation: Approval with conditions

NOTE: On July 24, 2003, the Commission continued this matter indefinitely. Subsequently, this item was re-advertised to August 21, 2003.

- 19b. 2002.1301CV (M. LUELLEN: (415) 558-6478)
230-242 TURK STREET - "The Salvation Army Turk Street Center", north side between Jones and Leavenworth Streets; Lots 024 & 006 in Assessors Block 0338: Request for a rear yard modification in accord with Section 134(f) to provide an equivalent yard area elsewhere on the lot, a Variance to provide 32 parking spaces where 88 are required, and a variance to Section 136(2)(C) regarding bay window glass area, are sought as part of a project to construct a new mid-rise building that will contain 109 units of affordable housing for adults in recovery and older foster care youth and facilities for associated services. The project includes a gymnasium, pool, chapel and multipurpose room on the ground floor, and social services offices, and youth recreational area on the second and third floors, all built over an underground parking level accessed from Turk Street and containing at least 32 off-street spaces. The subject property is in an RC-4 (Residential-Commercial Combined, High Density) District and located within the North of Market Residential Special Use District No. 1 and is in an 80-120-T Height and Bulk District. The existing building is a contributing structure to the National Register Eligible San Francisco Apartment and Hotel District, its demolition was found to not have a substantial adverse impact on the district, and a Final Negative Declaration of Environmental Impact was adopted and issued on June 12, 2003. The Zoning Administrator will consider these requests.
NOTE: On July 24, 2003, the Commission continued this matter indefinitely. Subsequently this item was re-advertised to August 21, 2003.

20. 2003.0090C (D. SIROIS: (415) 558-6313)
3953 24TH STREET - south side of 24th Street, between Sanchez Street and Noe Street, Lot 032 in Assessor's Block 6508 - Request for conditional use authorization pursuant to Planning Code Sections 728.39 & 161(j) to demolish an existing single-family dwelling and to construct a four-story (plus basement) mixed-use building without the required one off-street parking space. The proposal includes six senior dwelling units on the upper three floors and approximately 2,400 square of retail space in two separate commercial units. The project site is located in the 24th-Street, Noe Valley, Neighborhood Commercial District in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
21. 2002.1121C (T. WANG: (415) 558-6335)
344 TARAVAL STREET - north side between Funston and 14th Avenues; Lot 021 in Assessor's Block 2342 - Request for Conditional Use authorization under Section 711.38 of the Planning Code for the conversion from a second floor residential use to non-residential uses. The proposal is to (1) construct a two-story rear addition and a third story vertical addition to the existing two-story, single-family dwelling; (2) establish a

dental office on the ground floor; (3) convert the second floor from residential use to two offices in the rear, accessory to the dental office and an insurance office at the front; and (4) relocate the second floor dwelling unit to the new third story in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with conditions.

G. DISCRETIONARY REVIEW HEARING

Approximately **5:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 5:00 PM, but have not been called or heard by 5:00 PM, could be continued to a later time or date as determined by the Commission.

22. 2003.0368D (M. SMITH: (415) 558-6322)
646 LAKEVIEW AVENUE - north side of the street between Miramar and Granada Avenues, Lot 021 in Assessor's Block 7016 - Request for Discretionary Review of Building Permit Application No. 2002.06.25.9960, proposing to construct a one-story over garage and basement single-family dwelling, located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.

23. 2003.0585D (R. CRAWFORD: (415) 558-6358)
465 DAY STREET - south side between Noe and Castro Streets. Assessor's Block 6640 Lot 008. Request for Discretionary Review of Building Permit Application No. 2002 1218 3820, to construct a two story rear addition to the existing two story one family dwelling in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District.
 Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

03

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place**

Thursday, August 28, 2003

1:30 PM

Regular Meeting

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

DOCUMENTS DEPT.

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION**

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine..

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.



1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.1021C (G. CABREROS: (415) 558-6169)
2525 CALIFORNIA STREET - south side between Steiner and Pierce Streets, Lot 032 in Assessor's Block 0655 - Request for Conditional Use Authorization under Planning Code Section 718.11 for a development with a lot size exceeding 5,000 square feet in area. The proposal is to demolish the existing one-story commercial building and construct a four-story building with up to 16 dwelling units on the three upper stories, up to 4,999 square feet of retail space (Other Retail Sales and Services per Planning Code Section 790.102) on the ground floor, and up to 24 parking spaces in a basement garage, within the Upper Fillmore Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 24, 2003)
(Proposed for Continuance to September 4, 2003)
2. 2002.0913C (G. NELSON: (415) 558-6257)
2001 UNION STREET - southwest corner of Union and Buchanan Streets; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83, of the Planning Code to install six (6) cellular antennas and five (5) related equipment cabinets on the roof of the Union Street Plaza Building, as part of Sprint PCS' telecommunications network within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposed antennas would be flush mounted to an existing rooftop penthouse, and the related equipment would be housed in a new mechanical penthouse that would be partially visible from the street below. The site is considered a Preference 2 under the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as it is a "co-location" site. However, due to a prior Planning Commission action and approved Motion No. 16084 for case no 2000.0385C the site had been deemed a Preference 6. The Planning Commission will consider under which Preference (2 or 6) to review the application. Sprint has also modified the location of the proposed rooftop mechanical penthouse from their original proposal.
Preliminary Recommendation: Approval with Conditions
(Continued from regular meeting of July 24, 2003)
(Proposed for Continuance to September 4, 2003)
3. 2002.0207C (R. CRAWFORD: (415) 558-6358)
5894 - 5898 MISSION STREET - at Huron Street and Sickles Avenue, Assessor's Block 7143 Lot 033 - Request for Conditional Use Authorization under, Planning Code Section 178(c) for enlargement of a gas station with a convenience store open 24 hours a day; and Planning Code Section 229(b) to allow beer and wine sales at a gas station in an NC-2 (Small Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

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2525 CALIFORNIA STREET - south side between Steiner and Pierce Streets, Lot 032 in Assessor's Block 0655 - Request for Conditional Use Authorization under Planning Code Section 718.11 for a development with a lot size exceeding 5,000 square feet in area. The proposal is to demolish the existing one-story commercial building and construct a four-story building with up to 16 dwelling units on the three upper stories, up to 4,999 square feet of retail space (Other Retail Sales and Services per Planning Code Section 790.102) on the ground floor, and up to 24 parking spaces in a basement garage, within the Upper Fillmore Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 24, 2003)
(Proposed for Continuance to September 4, 2003)
2. 2002.0913C (G. NELSON: (415) 558-6257)
2001 UNION STREET - southwest corner of Union and Buchanan Streets; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83, of the Planning Code to install six (6) cellular antennas and five (5) related equipment cabinets on the roof of the Union Street Plaza Building, as part of Sprint PCS' telecommunications network within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposed antennas would be flush mounted to an existing rooftop penthouse, and the related equipment would be housed in a new mechanical penthouse that would be partially visible from the street below. The site is considered a Preference 2 under the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as it is a "co-location" site. However, due to a prior Planning Commission action and approved Motion No. 16084 for case no 2000.0385C the site had been deemed a Preference 6. The Planning Commission will consider under which Preference (2 or 6) to review the application. Sprint has also modified the location of the proposed rooftop mechanical penthouse from their original proposal.
Preliminary Recommendation: Approval with Conditions
(Continued from regular meeting of July 24, 2003)
(Proposed for Continuance to September 4, 2003)
3. 2002.0207C (R. CRAWFORD: (415) 558-6358)
5894 - 5898 MISSION STREET - at Huron Street and Sickles Avenue, Assessor's Block 7143 Lot 033 - Request for Conditional Use Authorization under, Planning Code Section 178(c) for enlargement of a gas station with a convenience store open 24 hours a day; and Planning Code Section 229(b) to allow beer and wine sales at a gas station in an NC-2 (Small Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions to not allow beer and wine sales among other things.

NOTE: On May 22, 2003, following public testimony, the Commission closed the public hearing and continued this matter to June 26, 2003 with instructions to the project sponsor to: 1) go back and look at the site plans more closely regarding the placement of the store on the lot; 2) start construction within three years or the conditional use will expire; 3) no 24 hour use; 4) no alcohol sales; 5) project sponsor to work with community. One June 26, 2003 this matter was continued to August 28, 2003.

(Proposed for Continuance to September 4, 2003)

4. 2003.0620D (J. PURVIS: (415) 558-6354)
1532-1534 TREAT AVENUE - west side, south of Precita Avenue; Lot 006 in Assessor's Block 5524. Mandatory Discretionary Review of Building Permit Application No. 2003.03.27.0853 to demolish a two-family dwelling and replace with a new two-family dwelling within an RH-2 (Residential, Two-Family) District, a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.
Preliminary Recommendation: Do not take Discretionary Review and Approve Demolition.
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - Minutes of May 8, May 22, and June 5, 2003.
6. Commission Comments/Questions

C. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

9. 2003.0449L (M. SNYDER: (415) 575-6891)
2924-2948 16TH STREET - the Labor Temple / Redstone Building, northeast corner of 16th Street and Capp Street, Lot 14 in Assessor's Block 3553 -- Request for the Planning Commission to adopt a Resolution approving the designation of the Labor Temple / Redstone Building as Landmark No. 238, and recommending to the Board of Supervisors that they approve the designation of the Labor Temple / Redstone Building as Landmark No. 238.
Preliminary Recommendation: Approval
10. 2003.0376C (M. SMITH: (415) 558-6322)
5630 MISSION STREET - north side, between Naglee and Whipple Avenues, Lot 012 in Assessor's Block 7098 - Request by Verizon Wireless for Conditional Use Authorization under Planning Code Section 711.83 to install eight (8) antennas on the rooftop and associated equipment cabinets within the interior storage room of a motel (The Mission Inn) located in a NC-2 (Small-Scale Neighborhood Commercial District) and 40-X Height and Bulk District. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a location Preference 4 site as it is a wholly commercial building within a NC-2 District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 24, 2003)

11. 2003.0705C (T. TAM: (415) 558-6325)
3981 ALEMANY BOULEVARD - south side, between Worchester Street and St. Charles Avenue, Lot 9 in Assessor's Block 7126A- Request for Conditional Use Authorization pursuant to Planning Code Section 713.67 for the establishment of a video rental and sale business (Hollywood Video), approximately 5,900 square feet in size, operating between 10:00 a.m. to 12:00 midnight. The property is in an NC-S (Neighborhood Commercial - Shopping Center) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
12. 2002.1105C (T. TAM: (415) 558-6325)
4039 18TH STREET - south side, between Hartford and Noe Streets, Lot 81 in Assessor's Block 3583 - Request for a Conditional Use Authorization pursuant to Planning Code Sections 186, 715, and 151, to allow (1) conversion of an existing nonconforming large fast-food restaurant (Hot n' Hunky's) to a full-service restaurant, (2) demolition of an existing two-bedroom unit on the second floor, and (3) addition of one new dwelling unit without providing any off-street parking. The property is in the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
13. 2002.1306C (J. PURVIS: (415) 558-6354)
1155 TENNESSEE STREET - east side south of 22nd Street; Lot 044 in Assessor's Block 4172 - Request for Conditional Use Authorization under Planning Code Section 711.38, to convert a dwelling unit into office space on the second floor of a three-unit, three-story-over-garage building, within an NC-2 (Small-Scale Neighborhood Commercial) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Disapproval
14. 2003.0440C (D. DIBARTOLO: (415) 558-6291)
845 JACKSON STREET - south side between Stockton and Powell Streets; Lot 041 in Assessor's Block 0192 - Request by Verizon Wireless for Conditional Use Authorization pursuant to Section 812.82 of the Planning Code to install twelve panel antennas and associated equipment cabinets on the roof of the existing 70-foot tall ("New Chinese Hospital") building, located in a CR-NC (Chinatown Residential Neighborhood Commercial) District and a 65-N Height and Bulk District. Per the City and County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a location Preference 1 site, as the structure is a publicly used hospital.
Preliminary Recommendation: Approval with Conditions.

F. DISCRETIONARY REVIEW HEARING

Approximately **6:00 PM** the Planning Commission will convene into a Discretionary Review (DR) Hearing to hear and act on Discretionary Review matters. Procedures governing DR Hearings are as follows: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 6:00 PM, but have not been called or heard by 6:00 PM, could be continued to a later time or date as determined by the Commission.

15. 2001.0840D (D. SIROIS: (415) 558-6313)
454 RALSTON STREET - east side of Ralston Street, between Holloway & Garfield, Lot 037 in Assessor's Block 6995--Mandatory Discretionary Review under the Planning

Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2001.04.18.7135, to demolish an existing single-family dwelling (the project also includes the construction of a new single-family dwelling) in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and Approve the Demolition.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 4, 2003
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

SEP - 2 2003

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvr/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0611C (K. AMDUR: (415) 558-6351)
1121 POLK STREET - west side between Post and Sutter Streets; Lot 002 in Assessor's Block 0691 - Request for conditional use authorization for the addition of "Other Entertainment," in the form of a piano and piano player, to the existing bar d.b.a. "Katie's Cocktail Lounge." The bar is open from 10am to 1am seven days a week, and the entertainment would take place between 9pm and midnight. The bar is located on the ground floor of a 3-story building, with 24 dwelling units on the 2nd and 3rd floors. The subject property is located in the Polk Neighborhood Commercial District and a 130-E Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to September 18, 2003)
2. 2002.0658C (M. WOODS: (415) 558-6315)
735 - 7th AVENUE, southwest corner of 7th Avenue and Cabrillo Street, an "L-shaped" lot extending to 8th Avenue, between Cabrillo and Fulton Streets; Lot 36, in Assessor's Block 1650 - Request for conditional use authorization for the construction of a new approximately 28,000 square-foot Safeway supermarket with up to 65 off-street surface parking spaces, to replace the existing approximately 16,000 square-foot Safeway supermarket, on an approximately 54,000 square-foot lot in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Proposed for Continuance to September 18, 2003)
3. 2003.0444D (S. VELLVE: (415) 558-6263)
586 LISBON STREET - northwest side between France and Russia Streets, Lot 016A in Assessor's Block 6274 - Request for Discretionary Review of Building Permit Application 2002.06.12.8815 to construct a new single-family dwelling located in an RH-1 (House, One-Family) District, 40-X Height/Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
(Continued from Regular Meeting of July 24, 2003)
NOTE: On July 24, 2003, following public testimony, the Commission closed the public hearing and passed a motion to continue this item to September 4, 2003 on a +6-1 vote (Commissioner Antonini voted against the continuance). The Commission requested better and more legible drawings.
(Proposed for Continuance to December 11, 2003)
- 4a. 2002.1220CV (M. LI: (415) 558-6396)
999 GEARY STREET (990 POLK STREET) - southeast corner at Polk Street, Lots 006 and 007 in Assessor's Block 0716 - Request for conditional use authorization to (1) construct a 12-story, 106-foot-high building containing up to 143 dwelling units for low-income senior citizens and (2) reduce the number of required residential parking spaces within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height

and Bulk District. The project is proposing to provide 15 off-street parking spaces where 29 spaces are required.

Preliminary Recommendation: Approval with conditions

(Continued from Regular Meeting of July 10, 2003)

(Proposed for Indefinite Continuance)

- 4b. 2002.1220CV (M. LI: (415) 558-6396)
999 GEARY STREET (990 POLK STREET) - southeast corner at Polk Street, Lots 006 and 007 in Assessor's Block 0716 - Rear yard modification and usable open space and dwelling unit exposure variances sought. The proposed project is the construction of a 12-story, 106-foot-high building containing up to 143 dwelling units for low-income senior citizens within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height and Bulk District. The rear yard modification and usable open space and dwelling unit exposure variances will be considered by the Zoning Administrator.
(Continued from Regular Meeting of July 10, 2003)
(Proposed for Indefinite Continuance)
5. General Discussion of the Department's Priorities, Work Program and Organization.
(Proposed for Continuance to September 25, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption – Draft Minutes of June 5, 2003 (continued from 8/28/03), July 10, 17, 21, 24, 2003.
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals.

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

10. 2000.1073E (B. HELBER: (415) 558-5968)
201 FOLSOM STREET - **Certification of Final Environmental Impact Report (FEIR)** - The rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a residential development of approximately 1,500,000 gross square feet (gsf) at 201 Folsom Street (the "development" project). The property is currently used as a paved parking lot by the United States Postal Service (USPS) Annex and other government agencies for 270 vehicles. The rezoning project includes rezoning part of Lot 1 in Assessor's Block 3746 and Lots 1 and 8 in Assessor's Block 3745 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 150 and 200 feet to RC-4 (Residential-Commercial Combined: High-Density) with a 300- and 400-foot height limit. In addition, a Planning Code text amendment is requested to create a new Residential/Commercial sub-district under the Rincon Hill Special Use District overlay, and amendments to the *Rincon Hill*

Area Plan, a part of the *San Francisco General Plan*. The request for rezoning has been made in conjunction with development proposed at 300 Spear Street on Assessor's Block 3745, Lot 1, that would be a part of the rezoned area. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745, the remaining privately owned lot in the existing P district. The development portion of the project would consist of up to 725 residential units (about 825,000 gsf) and about 38,000 gsf of retail space. It would include about 753 enclosed parking spaces and four loading spaces for the use of the development, and about 272 enclosed replacement parking spaces for the use of the USPS and other government agencies. An 80-foot-tall building base would cover the site. Two residential towers would rise above the building base to total heights of approximately 350 feet and 400 feet above the ground level. The project would require a subdivision of Lot 1 to separate the development site from the Postal Service Annex. Preliminary Recommendation: Certify the EIR as a Final EIR. Please note that the public review period for the Draft EIR ended at 5 pm, December 2, 2002.

(Continued from Regular Meeting of July 24, 2003)

NOTE: On July 24, 2003, following public testimony, the Commission closed public hearing and passed a motion of Intent to Approve Certification by a vote of +5 -1. Commissioner Sue Lee voted no. Commissioner William Lee was absent. Final Language September 4, 2003.

11. 2000.1090E (B. HELBER: (415) 558-5968)
300 SPEAR STREET - Certification of Final Environmental Impact Report (FEIR) -
 The project includes rezoning of parcels in the Rincon Hill neighborhood (the "rezoning project") and a mixed-use development of approximately 1,560,000 gross square feet (gsf) at 300 Spear Street (the "development project"). The property is currently used as a paved parking lot for 290 vehicles. The property was formerly owned by Caltrans and under lease to Golden Gate Transit for daytime commuter bus layovers. Golden Gate Transit buses were relocated a few blocks away in 2000. The rezoning project includes rezoning Lots 1 and 8 in Assessor's Block 3745, and part of Lot 1 in Assessor's Block 3746 from the existing P (Public) to a zoning district that allows private development. The requested rezoning is from P (Public) with height limits of 105, 150 and 200 feet to RC-4 (Residential-Commercial Combined: High Density) with 300- and 400-foot height limits. In addition, a Planning Code text amendment is requested to create a new Residential/Commercial subdistrict under the Rincon Hill Special Use District overlay, and amendments to the Rincon Hill Area Plan, a part of the San Francisco General Plan. The request for rezoning has been made in conjunction with the proposed development at 201 Folsom Street on Assessor's Block 3746, Lot 1, that would be a part of the rezoned area. The third parcel requested to be rezoned is 345 Main Street, Lot 8 in Assessor's Block 3745, the remaining privately owned lot in the existing P district. The development portion of the project would consist of up to 820 residential units, about 36,000 gsf of retail and about 890 underground parking spaces. Two 80-foot-tall building bases would be built to the property lines on Spear, Folsom and Main Streets; the building bases would surround a landscaped courtyard beginning at the courtyard (third) level. Two residential towers would rise above the building bases to total heights of approximately 350 feet and 400 feet above the ground level, respectively. Preliminary Recommendation: Certify the EIR as a Final EIR. Please note that the public review period for the Draft EIR ended at 5 pm, December 2, 2002.
 (Continued from Regular Meeting of July 24, 2003)
NOTE: On July 24, 2003, following public testimony, the Commission closed the public hearing and passed a motion of Intent to Approve Certification by a vote of +5 -1. Commissioner Sue Lee voted no. Commissioner William Lee was absent. Final Language September 4, 2003.

- 12a. 2000.1326MZT (M. SNYDER: (415) 558-6891)
300 SPEAR STREET, 160 HARRISON STREET (aka 365 MAIN STREET), AND 201 FOLSOM STREET (aka 314-390 MAIN STREET) - the northern half of the block bounded by Folsom, Spear Street, Harrison Street, and Main Street, Lot 1 in Assessor's

Block 3745; the northeast corner of Harrison Street and Main Street, Lot 8 in Assessor's Block 3745; and the northern half of the block bounded by Harrison Street, Beale Street, Folsom Street, and Main Street, the northern half of Lot 1 in Assessor's Block 3746, respectively -- Zoning Reclassification of Property, Planning Code Text Change, and General Plan Amendments sought. The applicants have requested approvals for: (1) the reclassification of these properties from P (Public) to RC-4 (Residential-Commercial Combined, High Density), Districts and the establishment of a "Residential/Commercial Sub-district" within the Rincon Hill Special Use District under Section 249.1 of the Planning Code, pursuant to Section 302 of the Planning Code; (2) the adoption of amendments to the Rincon Hill Area Plan (part of the General Plan) pursuant to Section 340 of the Planning Code; (3) the adoption of modifications to the existing height and bulk limits, including increasing the current height limits from 200-feet, 150-feet and 105 feet to 400 feet for 201 Folsom Street and 300 Spear Street; and from 105 feet to 300 feet for 160 Harrison Street; and (4) the adoption of text change amendments to the Planning Code and General Plan that would change the requirements for density, use, usable open space, parking, parking location, street frontage, site coverage, tower separation and dwelling unit exposure, and other matters at the subject sites.

Preliminary Recommendation: Adopt a Resolution Recommending to the Board of Supervisor's Approval of the Proposed Text, Map and General Plan Changes.

(Continued from Regular Meeting of June 26, 2003)

NOTE: On July 24, 2003, following testimony, the Commission closed public hearing and passed a motion of Intent to Approve on by a vote of +5-1. Commissioner Sue Lee voted no. Commissioner William Lee was absent. Final Language September 4, 2003.

- 12b. 2000.1073C (M. SNYDER: (415) 558-6891)
201 FOLSOM STREET (aka 314-390 MAIN STREET) - the northern half of the block bounded by Folsom Street to the north, Main Street to the east, Harrison Street to the south, and Beale Street to the west, Lot 1 in Assessor's Block 3746 - Request for conditional use authorization pursuant to Planning Code Sections 303 and 253 to allow construction of a building taller than 40 feet in an R (Residential) District. The proposed Project would consist of up to 820 residential units in about 775,000 gross square feet, about 38,000 gross square feet of retail space, and up to 845 off-street parking spaces for the residential and retail uses and up to 272 replacement parking spaces for United States Postal Service. The project would include two towers that would be approximately 400 and 350-feet tall. The project is currently within a P (Public) District and within 200-R and 150-R Height and Bulk Districts. (A Public Hearing for a Planning Code Text, Map and General Plan Amendments for this site will be considered immediately before this hearing).
Preliminary Recommendation: Approva, with Conditions
(Continued from Regular Meeting of July 24, 2003)
NOTE: On July 24, 2003, following public testimony, the Commission closed public hearing and passed a motion of Intent to Approve on by a vote of +5 -1. Commissioner Sue Lee voted no. Commissioner William Lee was absent. Final Language September 4, 2003.

- 12c. 2000.1090C (M. SNYDER: (415) 558-6891)
300 SPEAR STREET - the northern half of the block bounded by Folsom Street to the north, Spear Street to the east, Harrison Street to the south, and Main Street to the west, Lot 1 in Assessor's Block 3745 - Request for (1) conditional use authorization pursuant to Planning Code Section 303 and 253 to allow construction of a building taller than 40 feet in an R (Residential) District; and (2) an exception under Section 271 of the Planning Code to permit the project to exceed the maximum plan length. The proposed project would consist of up to 820 residential units in about 910,000 gross square feet, about 35,000 gross square feet of retail space, and up to 890 underground parking spaces. The Project would include two residential high-rises with overall heights of approximately 400 and 350 feet; and two lower buildings with an overall height of 85 feet.

The project is currently within a P (Public) District and within 200-R and 105-R Height and Bulk Districts. (A Public Hearing for a Planning Code Text, Map and General Plan Amendments for this site will be considered immediately before this hearing)

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of July 24, 2003)

NOTE: On July 24, 2003, the Commission passed a motion of Intent to Approve on by a vote of +5 -1. Commissioner Sue Lee voted no. Commissioner William Lee was absent. Final Language September 4, 2003.

13. 2003.0207C (R. CRAWFORD: (415) 558-6358)
1509 TARAVAL STREET - between 25th and 26th Avenues, Assessor's Block 2400 Lot 043 - Request under Planning Code Section 161.(j) for Conditional Use Approval for a reduction of three off-street parking spaces required for dwellings for a Project with ground floor commercial and three dwelling units. This project lies within an NC-2 Small Scale Neighborhood Commercial District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
NOTE: On July 10, 2003, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +5-2 (Commissioners Bradford Bell and Feldstein voted No). Final Language scheduled for July 24, 2003. On July 24, 2003, this item was continued to August 21, 2003.
On August 21, 2003, the Commission took two actions: 1) a motion of intent to disapprove by a vote of +2-2; Commissioners Bradford Bell and Boyd voted No, the motion failed; and 2) a motion to continue the matter to September 4, 2003 by a vote of +4-0. Commissioners Feldstein, Hughes and Sue Lee were absent.

F. REGULAR CALENDAR

14. (L. AVERY: (415) 558-6407)
RECORD RETENTION POLICY - Pursuant to Chapter 8 of the San Francisco Administrative Code, the Planning Commission is requested to consider for adoption the proposed Records Retention Policies and Schedules.
15. 2002.0207C (R. CRAWFORD: (415) 558-6358)
5894 - 5898 MISSION STREET - at Huron Street and Sickles Avenue, Assessor's Block 7143 Lot 033 - Request for Conditional Use Authorization under, Planning Code Section 178(c) for enlargement of a gas station with a convenience store open 24 hours a day; and Planning Code Section 229(b) to allow beer and wine sales at a gas station in an NC-2 (Small Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions to not allow beer and wine sales among other things.
NOTE: On May 22, 2003, following public testimony the Commission closed the public hearing and continued this matter to June 26, 2003 with instructions to the project sponsor to: 1) go back and look at the site plans more closely regarding the placement of store on the lot; 2) start construction within three years or the conditional use will expire; 3) no 24 hour use; 4) no alcohol sales; 5) project sponsor to work with community. On June 26, 2003 this matter was continued to August 28, 2003. On August 28, 2003 this matter was continued to September 4, 2003. The public hearing is open only if new information is presented for Commission consideration.
16. 2002.0913C (G. NELSON: (415) 558-6257)
2001 UNION STREET - southwest corner at the intersection of Union and Buchanan Streets; Lot 024 in Assessor's Block 0541 - Request for Conditional Use authorization pursuant to Section 725.83, of the Planning Code to install six (6) cellular antennas and five (5) related equipment cabinets on the roof of the Union Street Plaza Building, as part of Sprint PCS' telecommunications network within the Union Street Neighborhood

Commercial District and a 40-X Height and Bulk District. The proposed antennas would be flush mounted to an existing rooftop penthouse, and the related equipment would be housed in a new mechanical penthouse that would be partially visible from the street below. The site is considered a Preference 2 under the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, as it is a "co-location" site. However, due to a prior Planning Commission action and approved Motion No. 16084 for case no 2000.0385C the site had been deemed a Preference 6. The Planning Commission will consider under which Preference (2 or 6) to review the application. Sprint has also modified the location of the proposed rooftop mechanical penthouse from their original proposal.

Preliminary Recommendation: Approval with Conditions

(Continued from regular meeting of August 28, 2003)

17. 2002.1021C (G. CABREROS: (415) 558-6169)
2525 CALIFORNIA STREET - south side, between Steiner and Pierce Streets, Lot 032 in Assessor's Block 0555 - Request for Conditional Use Authorization under Planning Code Section 718.11 for a development with a lot size exceeding 5,000 square feet in area. The proposal is to demolish the existing one-story commercial building and construct a four-story building with up to 16 dwelling units on the three upper stories, up to 4,999 square feet of retail space (Other Retail Sales and Services per Planning Code Section 790.102) on the ground floor, and up to 24 parking spaces in a basement garage, within the Upper Fillmore Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of August 28, 2003)
18. 2003.0278C (M. SMITH: (415) 558-6322)
5810 MISSION STREET - north side of the street between Lawrence and Sickles Avenues, Lots 039, 042, and 049 in Assessor's Block 7143 - Request for Conditional Use Authorization pursuant to Planning Code Sections 303 and 304 to allow the amendment of Motion No. 13347 to amend the Planned Unit Development authorization to allow for the conversion of three Below Market Rate (BMR) rental apartments into three (BMR) dwelling units for sale for owner occupancy. The conversion would affect units #202, #205, and #303 in the building, located in a NC-2 (Small-Scale Neighborhood Commercial District) and 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular meeting of August 21, 2003)
19. 2002.0896C (B. FU: (415) 558-6613)
436 CLEMENTINA STREET - north side, between 5th and 6th Streets, Lot 062 in Assessor's Block 3732 - Request for Conditional Use (CU) authorization under Planning Code Section 263.11 to allow Special Height Exceptions within the South of Market Residential Service District (RSD) with a 40-X/85-B Height and Bulk Designation. The original proposal was to demolish the existing one-story, 5,000 square-foot warehouse and to construct 28 residential units over a ground floor commercial space and ten off-street parking spaces within a new 75-foot high, eight-story structure. The new proposal still would demolish the existing one-story, 5,000 square-foot warehouse but would construct 23 residential units over a ground floor commercial space, and nine off-street parking spaces within a new 66-foot high, seven-story structure.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of July 10, 2003)
NOTE: Although a public hearing was held on February 13, 2003, public comment remains open.

20. 2003.0727C (K. McGEE: (415) 558-6367)
498 - 6TH STREET - south side between Bryant and Harrison Streets; Lot 11, in Assessor's Block 3759 - Request for Conditional Use authorization to establish an assembly and social service use (San Francisco Police Officers Association) in an SLI (Service/Light Industrial) Zoning District, in a 50-X Height and Bulk District, and in the Industrial Protection Zone, per Planning Code Section 817.21 and 890.50(a) .
Preliminary Recommendation: Approval with conditions.
21. 2003.0796C (M. LI: (415) 558-6396)
1501-1503 GRANT AVENUE (A.K.A. 500-510 UNION STREET), northwest corner at Union Street, Lot 007 in Assessor's Block 0103 - Request for conditional use authorization to establish a full-service restaurant (dba El Raigon) exceeding 2,000 square feet but less than 4,000 square feet in a vacant commercial space. There will be no physical expansion of the existing building. The site is located within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing.

NOTICE

HOUSING ELEMENT OF THE GENERAL PLAN. The fourth public hearing on the *Housing Element* will be held Thursday, October 9, 2003 beginning at 5:00 pm. The Department released the *Final Draft Housing Element* for public review in February 2003. This draft document contains the proposed set of *General Plan* housing objectives and policies that provide the framework for addressing the City's need to house current and future residents. Implementation programs to be carried out by City agencies accompany each policy. A Data and Needs Analysis section precedes these policies and programs. Copies of the final draft *Housing Element* are available at the Department's office. It can also be downloaded from its web site http://www.sfgov.org/planning/citywide/c1_housing_element.htm.

No action on this item can be taken by the Commission until the environmental review of the document is complete.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 11, 2003
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

SEP - 8 2003

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0277C (A. LIGHT: (415) 558-6254)
150 GOLDEN GATE AVENUE - north side between Jones and Leavenworth Streets, in Assessor's Block 344, Lot 4. Request for a Conditional Use authorization to construct a building exceeding 40 feet in height in an R (Residential) District, to determine an appropriate setback at the top portion of the front of the façade of the proposed building, and to allow an Institutional Use in an RC (Residential Commercial Combined) District. The subject property is zoned RC-4 (Residential-Commercial, Combined, High Density) District, is in the North of Market Special Use District, and is in an 80-120-T Height and Bulk District. The proposal is to demolish an existing four-story, approximately 88-foot high vacant building originally used as a lodge building for the Knights of Columbus, and most recently as office space. The existing building would be replaced with a new five-story, approximately 78'-0" high building that would house administrative and some on-site service functions of the St. Anthony Foundation which provides a variety of services to homeless and other disadvantaged individuals. The proposed facility at 150 Golden Gate would function as part of a larger campus of St. Anthony's and would specifically provide space for administrative offices, counseling, health and job training services, and, temporarily, some dining services, until a new dining and residential structure could be constructed across the street.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 17, 2003)
NOTE: On May 1, 2003, following public testimony, the Commission closed public hearing and continued this item to July 17, 2003 in order for project sponsor to continue to work with community by a vote of +7 -0.
(Proposed for Continuance to September 18, 2003)
2. 2002.1105C (T. TAM: (415) 558-6325)
4039 18TH STREET - south side, between Hartford and Noe Streets, Lot 81 in Assessor's Block 3583 - Request for a Conditional Use Authorization pursuant to Planning Code Sections 186, 715, and 151, to allow (1) conversion of an existing nonconforming large fast-food restaurant (Hot n' Hunky's) to a full-service restaurant, (2) demolition of an existing two-bedroom unit on the second floor, and (3) addition of one new dwelling unit without providing any off-street parking. The property is in the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of August 28, 2003)
NOTE: On August 28, 2003, following public testimony, the Commission closed the public hearing and entertained a motion of intent to approve the restaurant conversion, but not the residential conversion by a vote +4 -1. Commissioner William Lee voted no. Commissioners Feldstein and Sue Lee were absent. Final language September 11, 2003.
(Proposed for Continuance to September 18, 2003)

3. 2003.0844D (G. CABREROS: (415) 558-6169)
309-311 - 2ND AVENUE - west side between Geary Boulevard and Clement Street, Lot 002 in Assessor's Block 1434 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2001.01.08.9361 proposing to demolish a three-story with attic, two-unit building in an RM-1 (Residential, Mixed, Low Density) District with a 40-X Height and Bulk District. Construction of a four-story, three-unit building and three parking spaces is also proposed under a separate permit.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
DISCRETIONARY REVIEW WITHDRAWN BY DEPARTMENT STAFF

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption – Draft Minutes of 6/12; 6/19, 7/24 (continued from 9/4/03), 2003.
5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

8. 2002.1268D (G. NELSON: (415) 558-6257)
527 23RD AVENUE - west side between Anza and Balboa Streets; Lot 007 in Assessor's Block 1566 - Request for Discretionary Review of Building Permit Application No. 2002.09.05.5649, proposing to construct a two-story horizontal addition at the rear of the single-family dwelling, a new third floor and a partial fourth floor in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposal would create a second dwelling unit and a second off-street parking space.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
(Continued from Regular Meeting of July 10, 2003)
NOTE: On July 31, 2003, following public testimony, the Commission closed the public hearing and passed a motion of intent to take Discretionary Review and approve as modified by a vote of +6 -0. Commissioner Bradford-Bell was absent. Final action to consider modifications scheduled for August 21, 2003.

F. REGULAR CALENDAR

9. (J. IONIN: (415) 558-6309)
DISCRETIONARY REVIEW POLICY – INFORMATIONAL PRESENTATION ON PROPOSALS TO SIMPLIFY AND EXPEDITE THE REVIEW OF DISCRETIONARY REVIEW CASES.
10. 2003.0389D (T. WANG: (415) 558-6335)
111 LOBOS STREET - south side between Capitol and Plymouth Avenues; Lot 047 in Assessor's Block 7104 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2002.07.15.1446, proposing to demolish an existing two-story, single-family dwelling. The project also proposes to subdivide the existing lot into two separate lots and construct a new two-story, single-family dwelling on each of the two lots in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
(Continued from Regular Meeting of July 31, 2003)
11. 2003.0383D (D. SIROIS: (415) 558-6313)
718 CHURCH STREET - West side of Church between 19th Street and Cumberland, Lots 001C, in Assessor's Block 3600 - Mandatory Discretionary review, under the Planning Commission policy for dwelling unit mergers, of Building Permit Application 2003.03.06.9036 to merge two dwelling units in a 7 unit building. The subject property is located in an RM-1 (Residential, Mixed, Low density) District in a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the dwelling unit merger.
12. 2003.0662D (D. SIROIS: (415) 558-6313)
149 HAMERTON AVENUE - south side of Hamerton, between Bosworth St & Mangels - Mandatory Discretionary Review of demolition application 2003.04.04.1497, pursuant to the Planning Commission's interim policy requiring review of residential demolitions, to demolish a single-family dwelling. The project also includes the construction of a new single-family dwelling under a separate permit. The subject property is located in an RH-1 (Residential, House, One Family) District, in a 40-X Height & Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
13. 2003.0190D (G. CABREROS: (415) 558-6169)
442 – 20TH AVENUE - east side between Geary Boulevard and Anza Street, Lot 034 in Assessor's Block 1525 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 9917935 proposing to demolish a two-story single-family residence, in an RM-1 (Residential, Mixed, Low Density) District and a 40-x Height and Bulk District. The project also proposes the construction of a new four-story, three-family dwelling on the site. Preliminary Recommendation: Do not take Discretionary Review and approve the Demolition Permit Application.
14. 2003.0636D (T. TAM: (415) 558-6325)
28 SYLVAN DRIVE - east side between Sloat Boulevard and Ocean Avenue, Lot 042 in Assessor's Block 7250 - Request for Discretionary Review of Building Permit Application No. 2002.12.02.3530, proposing to construct a partial third story vertical addition to the

existing two-story, single-family dwelling located in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Take DR and approve the building permit with modifications.

NOTE: Previously scheduled for July 10, 2003.

15. 2003.0110DD (K. McGEE: (415) 558-6367)
1921 PALOU AVENUE - south side between Rankin and Silver Avenue, Lot 042 in Assessor's Block 5330 - Request for Discretionary Review of Building Permit Application No. 2001.10.04.9988 proposing to construct a new single-family, two story dwelling unit on a vacant lot. The subject property is located in an RH-1 (Residential, House, One-Family) Zoning District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
16. 2003.0435DD (R. CRAWFORD: (415) 558-6358)
231 DELANO AVENUE - south side between Santa Ynez and Rudden Avenues, Assessor's Block 3211 Lot 017A - Request for Discretionary Review of Building Permit Applications No. 2001 0904 7432, 2001 0904 7434, and 2002 0510 6251, to respond to Department of Building Inspection enforcement actions relating to illegal occupancy and construction without permits in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District. In particular, the Project will:
1. In the building at 231 Delano Street;
 - a) Eliminate ground floor rooms and restore parking.
 - b) Eliminate an illegal third floor dwelling unit.
 - c) Legalize a second story deck constructed on the rear 5 feet from the south side property line.
 2. In the building at 231 A&B Delano Street;
 - a) Eliminate ground floor rooms and restore parking.
 - b) Legalize the reconstructed and repaired rear stairs.
 - c) Legalize four bedrooms in each of the two dwelling units in the building.
 3. In the building at 231 C Delano Street;
 - a) Eliminate an illegal dwelling unit in the building.
 - b) Legalize a deck constructed on the northeast corner of the building.
 4. Demolish the existing detached garage between the 231 and the 231 A&B Buildings,
- Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.
17. 2003.0700DD (R. CRAWFORD: (415) 558-6358)
565 CLIPPER STREET - south side between Douglass and Diamond Streets, Assessor's Block 6556 Lot 021 - Request for Discretionary Review of Building Permit Application No. 2003 0307 9076, to construct a new third floor and a three story rear addition to the existing two story single family dwelling in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.

H. PUBLIC COMMENT

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reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

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NOTICE

HOUSING ELEMENT OF THE GENERAL PLAN. The fourth public hearing on the *Housing Element* will be held Thursday, October 9, 2003 beginning at 5:00 pm. The Department released the *Final Draft Housing Element* for public review in February 2003. This draft document contains the proposed set of *General Plan* housing objectives and policies that provide the framework for addressing the City's need to house current and future residents. Implementation programs to be carried out by City agencies accompany each policy. A Data and Needs Analysis section precedes these policies and programs. Copies of the final draft Housing Element are available at the Department's office. It can also be downloaded from its web site http://www.sfgov.org/planning/citywide/c1_housing_element.htm). No action on this item can be taken by the Commission until the environmental review of the document is complete.

SAN FRANCISCO PLANNING COMMISSION & REDEVELOPMENT AGENCY COMMISSION

Notice of Meeting & Calendar of

Special Joint Meeting
Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 18, 2003
12:30 PM

DOCUMENTS DEPT.

SEP 15 2003

SAN FRANCISCO
PUBLIC LIBRARY

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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12:30 PM _____

ROLL CALL:

PLANNING: Commission President: Shelley Bradford Bell
Commission Vice President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

REDEVELOPMENT

AGENCY : Commission President: Michelle W. Sexton
Commission Vice President: Ramon E. Romero
Commissioners: Mark Dunlop; Leroy King; Kathryn C. Palamountain;
Darshan Singh; Benny Y. Yee

A. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

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B. SPECIAL CALENDAR

1. 2002.0805E (B.WYCKO: (415) 558-5972, L. KING, (RDA): (415) 749-2504)
MID MARKET REDEVELOPMENT PLAN – CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT. The Redevelopment Agency of the City and County of San Francisco (SFRA) proposes the Mid-Market Redevelopment Plan for the Mid-Market Project Area, located in downtown San Francisco, generally from Fifth Street to Tenth Street along the Market and Mission Streets corridor. The Project Area encompasses 14 Assessor's Blocks in portion or in entirety: 341, 342, 350, 355 (North of Market), 3507, 3508, 3509, 3701, 3702, 3703, 3704, 3725, 3727, and 3728 (South of Market). A Mid-Market Special Use District would also include A/B 351 (North of Market). The Mid-Market Plan would authorize the SFRA to participate in certain projects and programs to help alleviate blighting conditions in the project area. Plan implementation would include about 5,970,000 square feet of new and rehabilitated space: including about 2,890,000 square feet of housing, 1,200,000 square feet of office space, 548,000 square feet of parking, 106,000 square feet of institutional space, 394,000 square feet of retail space, 385,000 square feet of hotel use, and 351,500 square feet of theater and art space. The overall development assumed in the Mid-Market Plan would occur over a 30-year time period. The EIR analyzes overall changes in land use in the Project Area for the year 2020. It does not assume detailed plans for specific development sites.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 17, 2002. the Planning and Redevelopment Commissions do not conduct public review of Final EIR's. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission Calendar.
Preliminary Recommendation: Certify EIR

C. PUBLIC COMMENT

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Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, September 18, 2003

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 15 2003

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1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0253D (G. NELSON: (415) 558-6257)
5126-5130 ANZA STREET - south side between 42nd and 43rd Avenue; lot 016 in Assessor's Block 1502 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2001.03.07.3684, proposing the demolition of a two-story two-family dwelling, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story two-family dwelling with two off-street parking spaces.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of June 19, 2003)
(Proposed for Continuance to September 25, 2003)
2. 2003.0183D (G. NELSON: (415) 558-6257)
2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; lot 022 in Assessor's Block 1076 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions of Demolition Permit Application No. 2002.08.13.3876, proposing the demolition of a two-story two-family dwelling within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story three-family dwelling with three off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued from Regular Meeting of July 17, 2003)
(Proposed for Continuance to September 25, 2003)
3. 2002.0658C (M. WOODS: (415) 558-6315)
735 - 7th AVENUE, southwest corner of 7th Avenue and Cabrillo Street, an "L-shaped" lot extending to 8th Avenue, between Cabrillo and Fulton Streets; Lot 36, in Assessor's Block 1650 - Request for conditional use authorization to allow a use size of greater than 3,999 square feet on a lot that exceeds 9,999 square feet, pursuant to Planning Code Sections 121.2 and 121.1. The proposal is to construct a new approximately 28,000 square-foot Safeway supermarket with up to 65 off-street surface parking spaces, to replace the existing approximately 16,000 square-foot Safeway supermarket (proposed for demolition), on an approximately 54,000 square foot lot in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of September 4, 2003)
(Proposed for Continuance to November 6, 2003)

4. 2003.0611C (K. AMDUR: (415) 558-6351)
1121 POLK STREET - west side between Post and Sutter Streets; Lot 002 in Assessor's Block 0691 - Request for conditional use authorization for the addition of "Other Entertainment," in the form of a piano and piano player, to the existing bar d.b.a. "Katie's Cocktail Lounge." The bar is open from 10am to 1am seven days a week, and the entertainment would take place between 9pm and midnight. The bar is located on the ground floor of a 3-story building, with 24 dwelling units on the 2nd and 3rd floors. The subject property is located in the Polk Neighborhood Commercial District and a 130-E Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to November 6, 2003)
5. 2003.0277E (N. TURRELL: (415) 558-5994)
1725 WASHINGTON STREET - Assessor's Block 0619, Lot 015 - **Appeal of a Preliminary Mitigated Negative Declaration.** The 6,384-square-foot project site is located at 1725 Washington Street, between Polk Street and Van Ness Avenue in the lower Nob Hill neighborhood. The proposed project would involve the demolition of an approximately 11,435-gross-square-foot (gsf) 23-foot tall vacant church building (formerly the Lutheran Church of the Holy Spirit), and construction of an approximately 24,841-gsf, five-story, 50-foot-tall residential building containing 16 units and 16 off-street parking spaces. Pedestrian and vehicular access to the proposed residential building would be from Washington Street. The site is in the Polk Street Neighborhood Commercial District, and is in a 65-A height and bulk district.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for Continuance to November 13, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption – June 12 and 19, 2003 (Continued from Regular Meeting of September 11, 2003); July 31, 2003 and August 21, 2003
7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

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E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

10. 2002.0277C (A. LIGHT: (415) 558-6254)
150 GOLDEN GATE AVENUE - north side between Jones and Leavenworth Streets, in Assessor's Block 344, Lot 4. Request for a Conditional Use authorization to construct a building exceeding 40 feet in height in an R (Residential) District, to determine an appropriate setback at the top portion of the front of the façade of the proposed building, and to allow an Institutional Use in an RC (Residential Commercial Combined) District. The subject property is zoned RC-4 (Residential-Commercial, Combined, High Density)

District, is in the North of Market Special Use District, and is in an 80-120-T Height and Bulk District. The proposal is to demolish an existing four-story, approximately 88-foot high vacant building originally used as a lodge building for the Knights of Columbus, and most recently as office space. The existing building would be replaced with a new five-story, approximately 78'-0" high building that would house administrative and some on-site service functions of the St. Anthony Foundation which provides a variety of services to homeless and other disadvantaged individuals. The proposed facility at 150 Golden Gate would function as part of a larger campus of St. Anthony's and would specifically provide space for administrative offices, counseling, health and job training services, and, temporarily, some dining services, until a new dining and residential structure could be constructed across the street.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of September 11, 2003)

NOTE: On May 1, 2003, following public testimony, the Commission closed public hearing and continued this item to July 17, 2003 allowing the project sponsor to continue to work with the community by a vote of +7 -0.

11. 2002.1105C (T. TAM: (415) 558-6325)
4039 18TH STREET - south side, between Hartford and Noe Streets, Lot 81 in Assessor's Block 3583 - Request for a Conditional Use Authorization pursuant to Planning Code Sections 186, 715, and 151, to allow (1) conversion of an existing nonconforming large fast-food restaurant (Hot n' Hunky's) to a full-service restaurant, (2) demolition of an existing two-bedroom unit on the second floor, and (3) addition of one new dwelling unit without providing any off-street parking. The property is in the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 11, 2003)
NOTE: On August 28, 2003, following public testimony, the Commission closed the public hearing and entertained a motion of intent to approve the restaurant conversion, but not the residential conversion by a vote +4 -1. Commissioner William Lee voted no. Commissioners Feldstein and Sue Lee were absent. Final language September 11, 2003.

E. REGULAR CALENDAR

12. (L. AVERY: (415) 558-6407)
RECORD RETENTION POLICY - Pursuant to Chapter 8 of the San Francisco Administrative Code, the Planning Commission is requested to consider for adoption the proposed Records Retention Policies and Schedules.
(Continued from Regular Meeting of September 4, 2003)
13. 2003.0932I (K. AMDUR: (415) 558-6351)
1145 & 1170 MARKET STREET - north and south sides, between 7th and 8th Streets, Lots 044 and 044A in Block 3702 and Lot 051 in Block 0351. Report to the Commission from the Zoning Administrator as required by Planning Code Section 304.5(c), that an Abbreviated Institutional Master Plan (IMP) has been filed by the Art Institute of California - San Francisco (AIC-SF). The AIC-SF currently occupies approximately 43,000 square feet on eight floors of the United Nations Plaza building at 1170 Market Street and is proposing to expand into approximately 10,000 square feet on the ninth floor of 1145 Market Street. The AIC-SF's total site area with 1145 and 1170 Market Street combined would be approximately 20,082 square feet (0.47 acre), which is less than, the 1-acre threshold for filing a Full Institutional Master Plan as set forth in Section 304.5. Pursuant to Section 304.5 the Commission may either hold or not hold a public hearing on the Abbreviated IMP, as the Commission may deem the public interest to require. This hearing, if held, would be for the receipt of public testimony only.
Preliminary recommendation: The Planning Commission Should Not Hold A Public Hearing.

14. 2003.0244C (M. SNYDER: (415) 558-6891)
2101 BLOCK OF BRYANT STREET & 2830 20TH STREET - (the site formerly referred to as Bryant Square), located on the block bounded by Bryant, 19th, York, and 20th Streets; Lots 60, 62, and 63 in Assessor's Block 4080 – Request for Conditional Use Authorization to allow [1] the construction of dwelling units in C-M (Heavy Commercial) and M-1 (Light Industrial) Districts pursuant to Planning Code Section 215(a), [2] an exception to Bulk Limits pursuant to Planning Code Section 271 and [3] a Planned Unit Development (PUD) pursuant to Planning Code Section 304 to modify Code Sections including (i) the dwelling unit density limits of Section 215, (ii) the rear yard requirements of Section 134, (iii) the dwelling unit exposure requirements of Section 140, and (iv) the usable open space requirements of Section 135. The subject property is within both a C-M and an M-1 Zoning District and a 65-B Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of July 31, 2003)
15. 2002.0447C (R. CRAWFORD: (415) 558-6358)
302 SILVER AVENUE (JEWISH HOME FOR THE AGED) - at Mission Street, Assessor's Block 5952 Lot 002 - Request for Conditional Use Authorization under, Planning Code Sections 157 and 209.3(c) for development of parking in excess of accessory amounts and to expand a Residential Care Facility. The Project will demolish a two story 24,000 square foot building and replace it with a 43,000 square foot building, and replace the existing 89 stall parking lot with a 189 stall, two level parking structure in an RH-2, Residential House, Two Family District and within the 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
16. 2003.0653C (R. CRAWFORD: (415) 558-6358)
287 SAGAMORE STREET - at Alemany Boulevard, Assessor's Block 7148 Lot 039 - Request for Conditional Use Authorization under, Planning Code Section 209.3(j) to expand an existing Church by constructing vertical and horizontal additions to the one story building increasing the floor area from 1,835 square feet on one story to 3,884 square feet on two stories in an RH-1, Residential House, One Family District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.
17. 2003.0830C (D. SIROIS: (415) 558-6313)
3914 JUDAH STREET - north side of Judah, between 44th and 45th Avenues, Lot 016 in Assessor's Block 1799 - Request for conditional use authorization pursuant to Section 710.44 to establish a small self-service restaurant in a 995 square foot commercial space. The project site is located in an NC-1 (Neighborhood Commercial Cluster) District in a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
18. 2003.0411EX (J. MILLER: (415) 558-6344)
530 - 532 FOLSOM STREET (AKA 33 - 41 CLEMENTINA STREET) - northwest side between Second and Ecker Streets, Lot 17 in Assessor's Block 3736, in a C-3-S (Downtown Support) District and a 200-S Height and Bulk District - Request for an exception to the rear-yard requirements of the City Planning Code under Section 309, for a proposed change of use from office to residential in an existing building. The site comprises a building fronting Folsom Street that will remain office use, presently occupied by the Mexican Consulate. The rear building, with frontage of Clementina Street, is proposed for conversion to six condominium units, approximately 18,000 gross

square feet in total area. Required residential parking would be provided in the existing building. No physical expansion is proposed.

Preliminary Recommendation: Approval with conditions

H. PUBLIC COMMENT

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

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NOTICE

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 25, 2003
1:30 PM
Regular Meeting**

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-3318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0446Q (J. MILLER: (415) 558-6344)
400 - 410 VALLEJO STREET - northeast corner at Montgomery Street, Lot 11 in Assessor's Block 133 - Public hearing to determine consistency with the General Plan of a proposed six-unit Condominium-Conversion Subdivision, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of July 17, 2003)
(Proposed for Continuance to October 2, 2003)
2. 2003.0742D (G. CABREROS: (415) 558-6169)
666 - 24th AVENUE - east side between Anza and Balboa Streets; Lot 026B in Assessor's Block 1566 - Request for Discretionary Review of Building Permit Application No. 2003.01.29.6271, proposing a horizontal and vertical addition at the rear of an existing two-story, single-family residence in an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District. The project proposes a partial third floor at the rear half of the residence and a 7-foot 3-inch horizontal addition from the existing rear wall at all three floors.
Preliminary Recommendation: Do not take Discretionary Review and approve the application
(Proposed for Continuance to November 6, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption – Draft Minutes of June 26, 2003; August 21, 2003 (Continued from Regular Meeting of September 18, 2003); August 28, 2003 and September 4, 2003.
4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

7. 2002.1306C (J. PURVIS: (415) 558-6354)
1155 TENNESSEE STREET - east side south of 22nd Street; Lot 044 in Assessor's Block 4172 - Request for Conditional Use Authorization under Planning Code Section 711.38, to convert a dwelling unit into office space on the second floor of a three-unit, three-story-over-garage building, within an NC-2 (Small-Scale Neighborhood Commercial) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Disapproval
(Continued from Regular Meeting of August 28, 2003)
NOTE: On August 28, 2003, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve by a vote +4 -1. Commissioner William Lee voted no. Commissioners Feldstein and Sue Lee were absent. Final language September 25, 2003.

F. REGULAR CALENDAR

8. (L. BADINER: (415) 558-6411)
Discussion and possible action on the Director's leave, adoption of the Department's management structure including new temporary job classifications while he is on leave, and a discussion of the Department's priorities in light of the approved 2003-2004 budget.
9. 2003.0042T (P. LORD: (415) 558-6311)
MAJOR EXTERIOR ALTERATION NOTIFICATION - consideration of an Ordinance amending the San Francisco Planning Code by amending Section 311 and 312 to require expanded public notice for major exterior alteration projects; requiring the Building and Planning Departments to issue implementing regulation within 90 days and report to the Board of Supervisors on the effectiveness of the ordinance no later than nine months thereafter; and adopting findings.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular meeting of August 21, 2003)
10. 2002.0639D (B. FU: (415) 558-6613)
604 RHODE ISLAND STREET AND 2005-2007 18TH STREET (aka 2001 18TH STREET; aka 602 RHODE ISLAND STREET) - corner of 18th and Rhode Island Streets, Lots 001 and 002 in Assessor's Block 4030 - Mandatory Discretionary Review of Building Permit Application Numbers 2002.05.22.7228 and 2002.05.22.7240, which would demolish a single family home and a two-unit home, respectively. Under proposed conditions, the two adjacent properties would be re-subdivided and a new single family home would be built on the resulting corner parcel while a new two-family home would be built on the resulting 18th Street parcel. Mandatory Discretionary Review is required under Planning Commission policy for projects proposing the demolition of housing. The properties are located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued from Regular Meeting of August 21, 2003)
11. 2003.0183D (G. NELSON: (415) 558-6257)
2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; lot 022 in Assessor's Block 1076 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions of Demolition Permit Application No. 2002.08.13.3876, proposing the demolition of a two-story two-family dwelling within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and

Bulk District. There is a related proposal to construct a new, four-story three-family dwelling with three off-street parking spaces.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

(Continued from Regular Meeting of September 18, 2003)

12. 2003.0524D (G. NELSON: (415) 558-6257)
535 41ST AVENUE - west side between Geary Boulevard and Anza Street; Lot 006 in Assessor's Block 1503 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions of Demolition Permit Application No. 2002.12.09.3100, proposing the demolition of a one-story, single-family residence within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District. A four-story two-family residence replacement building with two off-street parking spaces is proposed under a separate application.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
13. 2003.0907D (E. TOPE: (415) 558-6316)
337 LISBON STREET - south side between Persia and Brazil Avenues; Lot 038 in Assessor's Block 6080 - Mandatory Discretionary Review, pursuant to the Planning Commission's policy requiring review of housing demolition, of Demolition Permit Application No. 2003.03.14.9814, proposing to demolish an existing single-family dwelling. A new single-family dwelling unit would be constructed under a separate Building Permit Application, No. 2003.03.14.9819s. The project is located in an RH-1 (House, One-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
14. 2002.0939D (R. CRAWFORD: (415) 558-6358)
727-729 MORAGA STREET - South side between Funston and 14th Avenues. Assessor's Block 2036A Lot 006. Request for Discretionary Review of Building Permit Application No. 2002 0117 7252, to construct a new two family dwelling on the vacant lot. Independently accessible parking spaces will be provided by means of a parking stacker in the RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications
15. 2003.0863D (R. CRAWFORD: (415) 558-6358)
555 VALLEY STREET - South side between Castro and Diamond Streets. Assessor's Block 7536 Lot 023. Request for Discretionary Review of Building Permit Application No. 2003 04.24 3036, to construct a 37 foot long, four story addition to the rear of the existing 25 foot long, three story single family dwelling in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, and approve Building Permit Application as submitted.
16. 2003.0965D (G. CABREROS: (415) 558-6169)
510 BELVEDERE STREET - east side between Alma and Rivoli Streets; Lot 063 in Assessor's Block 1279 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions of Demolition Permit Application No. 2003.04.03.1372, proposing the demolition of a two-story, single-family residence within an RH-2 (Residential House, Two-Family) District and a 40-X Height and

Bulk District. A four-story (three-stories plus a penthouse), single-family residence replacement building is proposed under a separate application.

Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

17. 2003.0859D (M. LUELLEN: (415) 558-6478)
643 GREENWICH STREET – south side, between Powell and Stockton Streets, Lot 026 in Assessor's Block 0089 - Discretionary Review request, for a building permit (No. 2002.11.27.2429) to allow the addition of a full third floor and smaller fourth floor to the existing residence. The existing building is a one-story, single-family dwelling over garage, with frontage on Greenwich. A second structure at the rear of the lot is to remain as is and is not part of this project scope. The property is located in the RM-3 (Mixed-Residential, Medium Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the permit application.

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SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

Notice of Meeting & Calendar

SEP 29 2003

SAN FRANCISCO
PUBLIC LIBRARY

Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 2, 2003
2:30 PM
Regular Meeting

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

2:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0193D (R. CRAWFORD: (415) 558-6358)
244 GRANADA AVENUE - east side between Ocean and Holloway Avenues. Assessor's Block 6942 Lot 039 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 2002.1028.0113, to demolish the existing one family house, in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District. There is a related proposal to construct a new two-family building.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Demolition Permit.
(Continued from Regular Meeting of August 21, 2003)
(Proposed for Continuance to October 16, 2003)
- 2a. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - Review under Planning Code Section 309 and for exceptions, to construct a new building approximately 23 stories and 235 feet in height, with a gross area approximately 497,000 square feet, containing approximately 246 dwelling units and 5400 square feet of ground floor retail, and a parking garage, to replace an existing surface-level parking lot containing 168 spaces. The site is in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts. The project is the subject of a concurrent hearing for a Conditional Use authorization.
Preliminary Recommendation: Approval
(Proposed for Continuance to October 23, 2003)
- 2b. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET, northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - Request for authorization of Conditional Use for a public storage garage for passenger vehicles (Planning Code Section 223(m)), in conjunction with construction of a new, 23-story residential building, replacing a surface-level parking lot containing 168 spaces with a residential apartment building 23 stories in height and approximately 497,000 gross square feet in size. in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts.
Preliminary recommendation: Approval with Conditions
(Proposed for Continuance to October 23, 2003)
- 2c. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 in a C-3-G (Downtown General Commercial) District, and in 150-S and 240-S Height and Bulk Districts. DWELLING UNIT EXPOSURE VARIANCE SOUGHT: The proposal is to

construct a new 246-unit, 23-story residential building with a 504-space parking garage. Up to 180 of these dwelling units are to be side facing (without direct frontage on a street, a complying rear-yard area, or other open area with sufficient minimum dimensions to comply with Planning Code Section 140)
(Proposed for Continuance to October 23, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption of draft minutes of August 21, 2003 (Continued from Regular Meeting of September 25, 2003); September 11 and 18, 2003.
4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

7. 2002.1144C (G. NELSON: (415) 558-6257)
821 LA PLAYA (aka 800 GREAT HIGHWAY) - between Great Highway and La Playa at the intersection of Cabrillo Street; Lot 004 in Assessor's Block 1692 - Request for Conditional Use authorization pursuant to Section 710.83, of the Planning Code to install two cellular antennas and one related equipment cabinet on the roof of a commercial structure (Wise Surf Shop) for Verizon, within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The proposed antennas would be within the existing parapet and penthouse wall on the roof of the structure, and the related equipment would be located on the roof below the level of the parapet. Neither the antennas nor the equipment would be visible from below or any neighboring property. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 6 (limited preference site) as it is located in an NC-1 District.
Preliminary Recommendation: Approval with conditions.
NOTE: On July 17, 2003, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +5 -0. Commissioners Boyd and Feldstein were absent. Final Language scheduled for August 21, 2003. On August 21, 2003, without a hearing the Commission continued this matter to October 2, 2003.
(Continued from Regular Meeting of August 21, 2002)

8. 2003.0446Q (J. MILLER: (415) 558-6344)
400 - 410 VALLEJO STREET - northeast corner at Montgomery Street, Lot 11 in Assessor's Block 133 - Public hearing to determine consistency with the General Plan of a proposed six-unit Condominium-Conversion Subdivision, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval is consistent
(Continued from Regular Meeting of September 25, 2003)

NOTE: On July 17, 2003, following public testimony, the Commission closed public hearing and continued the matter to September 25, 2003. On September 25, 2003, without a public hearing, the Commission continued this matter to October 2, 2003.

9. 2002.1105C (T. TAM: (415) 558-6325)
4039 18TH STREET - south side between Hartford and Noe Streets, Lot 81 in Assessor's Block 3583 - Request for a Conditional Use Authorization pursuant to Planning Code Sections 186, 715, and 151, to allow (1) conversion of an existing nonconforming large fast-food restaurant (Hot n' Hunky's) to a full-service restaurant, (2) demolition of an existing two-bedroom unit on the second floor, and (3) addition of one new dwelling unit without providing any off-street parking. The property is in the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 18, 2003).
NOTE: On August 28, 2003, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve the restaurant conversion, but not the residential conversion by a vote +4 -1. Commissioner William Lee voted no. Commissioners Feldstein and Sue Lee were absent. Final language September 11, 2003. On September 11, 2003, without further hearing, the Commission continued this matter to October 2, 2003.

F. REGULAR CALENDAR

10. 2003.0091AC (T. TAM: (415) 558-6325)
333 DOLORES STREET - east side between 16th and 17th Streets; Lot 57 in Assessor's Block 3567 - Request for a Conditional Use authorization pursuant to Planning Code Sections 209 and to allow the expansion of an existing institutional use (Children's Day School), located on a portion of a designated city landmark (Landmark No. 137). The proposal is to construct three (3) 24' x 40' temporary prefabricated classroom trailers. The Certificate of Appropriateness for this project was heard before the Landmark Preservation Advisory Board on September 17, 2003 and approved by the Planning Director on September 29, 2003. The property is located in RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
11. 2001.0911B (S. SHOTLAND: (415) 558-6308)
GOLDEN GATE PARK CONCOURSE AUTHORITY PROJECTS - Portion of Lot 001 in Assessor's Block 1700 - Consideration of California Environmental Quality Act Findings and General Plan conformity of the proposed Golden Gate Park Music Concourse Projects, pursuant to Section 4.105 of the San Francisco Charter and Section 2A.53 of the San Francisco Administrative Code. The Project includes a ground lease to the Music Concourse Community Partnership ("MCCP") of a portion of lot 001 in Assessor's Block 1700 in Golden Gate Park, located in the vicinity of the Music Concourse, primarily between the De Young Museum and the Academy of Sciences, issuance of revenue bonds to facilitate the financing and construction of an underground parking facility at the Golden Gate Park Music Concourse, as contemplated by Proposition J, approved by City voters in June 1998. Debt service on the Bonds would be paid from revenues generated by the operation of the parking facility and MCCP's philanthropic fundraising programs. In addition to the ground lease and financing proposal, the Golden Gate Park Concourse Authority, the Project Sponsor, is seeking the approvals necessary for the construction of a new underground parking facility and associated surface improvements in the Golden Gate Park Music Concourse and certain Transportation Implementation Plan ("TIP") Elements in Golden Gate Park. The underground parking facility would contain

approximately 800 spaces at the Music Concourse. The Project proposes to incorporate surface transportation improvements in the Concourse area, and throughout Golden Gate Park, including removal of approximately 200 parking spaces from the Music Concourse area and a total of 800 surface parking spaces from Golden Gate Park, after construction is completed. The underground parking facility would be generally located under the existing Tea Garden Drive and Music Concourse Drive in Golden Gate Park, directly adjacent to the New de Young Museum to the north and directly adjacent to the Academy of Science to the south, in a P (Public) District and an OS (Open Space) Height and Bulk District. (Action by the Planning Commission)
Preliminary Recommendation: Find that the Project is, on balance, in-conformity with the General Plan with conditions.

12. 2003.0766TZ (P. LORD: (415) 558-6311)
DIVISADERO STREET ALCOHOL RESTRICTED USE DISTRICT - Consideration of an Ordinance adding Section 783 to the Planning Code to create a Divisadero Street Alcohol Restricted Use District prohibiting liquor establishments and regulating existing non-conforming liquor establishments; amending Zoning Map Sheets 2SU and 7SU of the City and County of San Francisco to indicate the boundaries of the Divisadero Street Alcohol Restricted Use District, and making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
Preliminary Recommendation: Approval
13. 2003.0801TZ (P. LORD: (415) 558-6311)
NORTHEAST WATERFRONT SPECIAL SIGN DISTRICT - Consideration of an Ordinance amending the San Francisco Planning Code by creating Section 608.15 to establish the Northeast Waterfront Special Sign District, creating Section 609.14 to address amortization of non-conforming signs in this District, amending Section 608 and Article 10, Appendix D, Section 7 to be consistent with this Ordinance, amending the Zoning Map Sectional Map SSD-1 to show the boundaries of this District, and making findings of consistency with the General Plan and the priority policies of Planning code Section 101.1.
Preliminary Recommendation: Approval
14. 2002.0804C (J. IONIN: (415) 558-6309)
1212 GEARY BOULEVARD - A.K.A. 1200-1210 GEARY BOULEVARD - Lot 002 in Assessor's Block 0696 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install a total of three antennas and related equipment for Sprint PCS. One antenna is proposed to be facade mounted and the other two are to be mounted in a new steeple, approximately 90-feet tall, of an existing church, within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 130-E Height and Bulk District. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the proposal is a Preferred Location Preference 1, as it is a place of worship in an NC-3 District.
Preliminary Recommendation: Approval with Conditions
- 15a. 2002.0605CV (J. IONIN: (415) 558-6309)
4614-4630 CALIFORNIA STREET - "The St. James Episcopal Church and Pre-School"; Lot 049 in Assessor's Block 1368 - Request for Conditional Use authorization pursuant to Section 209.3(f) & (j) of the Planning Code to allow for the demolition of existing structures and construction of a new building for the St. James Episcopal Church administrative facilities, offices for non-profit counseling accessory to the church-related services, and a child-care facility providing less than 24-hour care for 13 or more children by licensed personnel within an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.

- 15b. 2002.0605CV (J. IONIN: (415) 558-6309)
4614-4630 CALIFORNIA STREET - Article 1.5 Section 150(b) of the Planning Code requires child care facilities to provide one independently accessible off-street parking space for every 25 children, where the number of such children exceeds 24. Section 150(d) requires that existing parking spaces be retained. The project proposes no new off-street parking spaces and the elimination of one off-street parking space where 1 is required (based on the existing deficiency). Article 1.2 Section 134 of the Planning Code requires a 45 percent rear yard, which can be reduced to 25 percent through averaging or 15 feet whichever is greater. The project proposes a 15 foot rear yard where 25 feet are required.
- 16a. 2002.0917CV (J. PURVIS: (415) 558-6354)
144 WAYLAND STREET - north side between Girard Street and San Bruno Avenue; Lot 018 in Assessor's Block 6048 - Request for Conditional Use Authorization under Planning Code Section 209.1(g) to add two dwelling units in space formerly occupied by a commercial store on this 4,500 square-foot lot, and requesting a rear yard variance to construct a garage within the rear yard, within an RH-2 (Residential, House, Two-Family) Use District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Approval.
- 16b. 2002.0917CV (J. PURVIS: (415) 558-6354)
144 WAYLAND STREET - north side between Girard Street and San Bruno Avenue; Lot 018 in Assessor's Block 6048 - Request for a Rear Yard Variance under Planning Code Section 134(c) to provide a one-car garage within the rear yard open space. The garage would be 21 feet x 10 feet with access from Wayland Street, within an RH-2 (Residential, House, Two-Family) Use District with a 40-X Height and Bulk designation.
17. 2003.0804C (J. PURVIS: (415) 558-6354)
901-933 BAYSHORE BOULEVARD - east side south of Silver Avenue; Lot 062 in Assessor's Block 5402 - Request for Conditional Use Authorization under Planning Code Section 303(e), to modify conditions imposed under Motion No. 16243, adopted by the Planning Commission on September 6, 2001, with regards to rental housing requirements, to allow the newly constructed 40 units of senior housing to be either rented or sold as condominiums, with all other conditions applying, within an NC-1 (Neighborhood Commercial Cluster) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions.

G. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

NOTICE

HOUSING ELEMENT OF THE GENERAL PLAN. The fourth public hearing on the *Housing Element* will be held Thursday, October 9, 2003 beginning at 5:00 pm. The Department released the *Final Draft Housing Element* for public review in February 2003. This draft document contains the proposed set of *General Plan* housing objectives and policies that provide the framework for addressing the City's need to house current and future residents. Implementation programs to be carried out by City agencies accompany each policy. A Data and Needs Analysis section precedes these policies and programs. Copies of the final draft Housing Element are available at the Department's office. It can also be downloaded from its web site http://www.sfgov.org/planning/citywide/c1_housing_element.htm). No action on this item can be taken by the Commission until the environmental review of the document is complete.

**SAN FRANCISCO
PLANNING COMMISSION
&
TREASURE ISLAND DEVELOPMENT
AUTHORITY**

DOCUMENTS DEPT.

SEP 29 2003

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**Notice of Meeting & Calendar
of**

**Special Joint Meeting
Board of Supervisors Chambers - Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 2, 2003
12:30 PM**

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

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12:30 PM _____

ROLL CALL:

PLANNING: Commission President: Shelley Bradford Bell
Commission Vice President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

TREASURE ISLAND: Commission President: Claudine Cheng
Commission Vice President: William Fazande
Commissioners: John Elberling; Gerald Green; Susan Po-Rufino;
Marcia Rosen; Doug Wong

A. SPECIAL CALENDAR

1994.448E (R. COOPER: (415) 558-5974)
TRANSFER AND REUSE OF NAVAL STATION TREASURE ISLAND - Joint Public Hearing by the Planning Commission and the Treasure Island Development Authority on the Draft Environmental Impact Report (DEIR). The DEIR evaluates the potential environmental impacts of the reuse of most of Naval Station Treasure Island (NSTI) following transfer from the U.S. Navy. NSTI includes both Yerba Buena Island and Treasure Island, located in Central San Francisco Bay, within the jurisdictional boundaries of the City and County of San Francisco. The proposed project is the Reuse Plan for NSTI (1996), which includes a variety of public oriented uses such as an expanded marina in Clipper Cove, sports fields, a film production center, conference center, hotels, a themed attraction, educational and child care facilities, a fire fighter training school, public open space, and up to 2,800 housing units. The Navy has published a separate Final Environmental Impact Statement evaluating the potential environmental effects of the disposal and reuse of NSTI to comply with Federal requirements.

Preliminary Recommendation: No Action Required

Note: The deadline for the submittal of written comments has been extended to 5:00 pm on October 21, 2003.

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Adjournment:

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

OCT - 6 2003

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**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 9, 2003
1:30 PM
Regular Meeting**

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

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1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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COMMUNICATIONS

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These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of Adoption – Draft Minutes of September 25, 2003.
2. Commission Comments/Questions

C. DIRECTOR'S REPORT

3. Director's Announcements
4. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

5. (J. IONIN: (415) 558-6309)
DISCRETIONARY REVIEW POLICY – Initiation of Intent to allow administrative review of some Discretionary Review cases, and to establish criteria for administrative discretionary review through amendment of Planning Code Sections 311 and 312.
Preliminary Recommendation: Adoption
(Continued from Regular Meeting of September 11, 2003)

5:00 P.M.

6. 2000.465M (T. OJEDA: (415) 558-6251)
HOUSING ELEMENT OF THE GENERAL PLAN - The fourth public hearing on the City's Housing Element of the General Plan is scheduled before the Planning Commission on October 9, 2003. The Planning Department will summarize Planning Commission and other public comments, offer staff response to these comments, and provide the Commission information on next steps towards the adoption of the Housing Element.
Preliminary Recommendation: Direct Staff to Commence Environmental Review.
(First Public hearing held on May 1, 2003, continued to second public hearing held on June 5, 2003 and third public hearing on July 21, 2003.)

G. PUBLIC COMMENT

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Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

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Adjournment:

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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 16, 2003

1:00 PM

Regular Meeting

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

DOCUMENTS DEPT.

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
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1:00 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0418T (P. LORD: (415) 558-6311)
SECONDARY UNITS - Consideration of an Ordinance amending the San Francisco Planning Code by repealing Section 207.2 [Second Unit] in its entirety, adding new Section 207.2 and amending Section 209.1 to authorize one additional secondary unit limited to 750 square feet of gross floor area on a lot within 1250 feet of a Primary Transit Street or Transit Center and also within 1250 feet of a Neighborhood Commercial or Commercial zoning district, and constructed for the elderly or persons with physical disabilities and to prohibit the owner from legalizing an illegal unit pursuant to the provisions of this ordinance; by amending Sections 135(d), Table 151 of Section 151 and 307(g) to establish the amount of open space and adopting findings.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of August 21, 2003)
(Proposed for Continuance to November 6, 2003)
2. 2003.0863D (R. CRAWFORD: (415) 558-6358)
555 VALLEY STREET - south side between Castro and Diamond Streets in Assessor's Block 7536 Lot 023. Request for Discretionary Review of Building Permit Application No. 2003.04.24 3036, to construct a 37 foot long, four story addition to the rear of the existing 25 foot long, three story single family dwelling in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as submitted.
NOTE: On September 25, 2003, following public testimony, the Commission closed the public hearing and continued the matter to October 16, requesting better plans of the surrounding area by a vote of +6-0. Commissioner William Lee was absent.
(Proposed for Continuance to November 6, 2003)
- 3a. 2002.1298CV (M. LI: (415) 558-6396)
624 LAGUNA STREET - northeast corner of Ivy Street, Lot 012 in Assessor's Block 0807 - Request for conditional use authorization to demolish a vacant one-unit residential building and to construct a four-story, 40-foot-high senior care residential facility for up to 30 residents within the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District. The project is the subject of a concurrent Variance hearing before the Zoning Administrator.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 16, 2003)
(Proposed for Indefinite Continuance)

- 3b. 2002.1298CV (M. LI: (415) 558-6396)
624 LAGUNA STREET - northeast corner of Ivy Street, Lot 012 in Assessor's Block 0807
- Parking variance sought. The proposed project is the demolition of a vacant one-unit residential building and the construction of a four-story, 40-foot-high senior care facility for up to 30 residents within the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District. The project is proposing to provide zero off-street parking spaces where three are required.
(Continued from Regular Meeting of October 16, 2003)
(Proposed for Indefinite Continuance)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption of Draft Minutes of October 2, 2003.
5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

8. 2003.0412D (K. McGEE: (415) 558-6367)
572 SAN JOSE AVENUE - west side between 27th and Duncan Streets, Lot 003 in Assessor's Block 6595 - Request for Discretionary Review of Building Permit Application No. 2002.11.04.0682 proposing to add a horizontal and vertical addition to a duplex and to add two parking spaces. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
(Continued from Regular Meeting of July 17, 2003)
NOTE: On July 17, 2003, following public testimony, the Commission closed the public hearing and continued the matter to October 16, 2003 by a vote of +6-0. Commissioner Boyd was absent.
9. 2003.0183D (G. NELSON: (415) 558-6257)
2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; lot 022 in Assessor's Block 1076 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions of Demolition Permit Application No. 2002.08.13.3876, proposing the demolition of a two-story, two-family dwelling within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story, three-family dwelling with three off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.

(Continued from Regular Meeting of September 25, 2003)

NOTE: On September 25, 2003, following public testimony, the Commission closed the public hearing, and entertained two motions: 1) to take Discretionary Review and disapprove by a vote +3 -3. Commissioners Boyd, Antonini, Bradford-Bell voted no. The motion failed; 2) continued the matter to October 16, 2003 by a vote +6 -0. Commissioner William Lee was absent.

F. REGULAR CALENDAR

10. 2003.0193D (R. CRAWFORD: (415) 558-6358)
244 GRANADA AVENUE - east side between Ocean and Holloway Avenues in Assessor's Block 6942 Lot 039 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 2002.1028.0113, to demolish the existing one family house, in an RH-2 (Residential House, Two Family) District and a 40-X Height and Bulk district. There is a related proposal to construct a new two-family building.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Demolition Permit.
(Continued from Regular Meeting of October 2, 2003)
11. 2003.0859D (M. LUELLEN: (415) 558-6478)
643 GREENWICH STREET - south side, between Powell and Stockton Streets, Lot 026 in Assessor's Block 0089 - Discretionary Review request for a building permit No. 2002.11.27.2429 to allow the addition of a full third floor and smaller fourth floor to the existing residence. The existing building is a one-story, single-family dwelling over garage, with frontage on Greenwich. A second structure at the rear of the lot is to remain as is and is not part of this project scope. The property is located in the RM-3 (Residential, Mixed, Medium Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Permit Application.
(Continued from Regular Meeting of September 25, 2003)
12. 2003.1007D (D. SIROIS: (415) 558-6313)
352-354 CASTRO STREET - west side of Castro Street, between Market Street & States Street, Lots 003, in Assessor's Block 2623 - Mandatory Discretionary review of Building Permit Application 2003.05.19.4925 under the Planning Commission policy for dwelling unit mergers to legalize the merger of dwelling units in a four unit building that created two flats. The subject property is located in an RM-1 (Residential, Mixed, Low density) District in a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Dwelling Unit Merger.
13. 2003.0430D (D. SIROIS: (415) 558-6313)
733 KIRKHAM STREET - south side of Kirkham between 11th & 12th Avenues-- Mandatory Discretionary Review of demolition application 2003.02.14.7551 pursuant to the Planning Commission's interim policy requiring review of residential demolitions, to demolish a single-family dwelling. The project also includes the construction of a new two-family dwelling under a separate permit. The subject property is located in an RH-2 (Residential, House, Two Family) District in a 40-X Height & Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Demolition.
14. 2003.0906D (E. TOPE: (415) 558-6316)
445 NAPLES STREET - east side between Persia and Brazil Avenues; Lot 029 in Assessor's Block 6077 - Mandatory Discretionary Review pursuant to the Planning

Commission's policy requiring review of housing demolition of Demolition Permit Application No. 2003.01.30.6372, proposing to demolish an existing single-family dwelling. A new single-family dwelling would be constructed under a separate Building Permit Application, No. 2003.01.30.6370s. The project is located in a RH-1 (Residential House, Single-Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

15. 2003.0362D (E. TOPE: (415) 558-6316)
1886 FUNSTON AVENUE - east side of Funston Avenue near Aerial Way; Lot 004A in Assessor's Block 2049B - Request for Discretionary Review of Building Permit Application No. 2002.12.26.4216.S proposing a second story, rear horizontal extension for an existing single-family dwelling within an RH-1 (Residential, House, Single-Family) District and in a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Submitted.
16. 2003.0364D (M. SNYDER: (415) 575-6891)
3243 21ST STREET (aka 1 BARTLETT STREET) - southeast corner of 21st Street and Bartlett Street, Lot 53 in Assessor's Block 3616 – Mandatory Discretionary Review under the Planning Commission policy that requires review of dwelling unit mergers of Building Permit Application No. 2003.02.25.8245 proposing to merge two units into one in an existing three-unit structure in an RH-3 (Residential, House, Three-family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.
17. 2003.0734D (M. SMITH: (415) 558-6322)
1740 CHURCH STREET - west side of the street between 29th and Day Streets, Lot 008 in Assessor's Block 6632 - Request for Discretionary Review of Building Permit Application No. 2003.03.12.9484, proposing to construct a two-story rear horizontal addition and a roof deck on a mixed-use building containing a second floor dwelling unit and a full-service restaurant (Deep Sushi) at the ground floor, located in a NC-1 (Neighborhood, Commercial Cluster) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.
- 18a. 2003.0518DV (K. SIMONSON: 415-558-6321)
1412 LYON STREET - east side between Sutter and Post Streets, Lot 20B in Assessor's Block 1074 - Request for Discretionary Review of Building Permit Application No. 2003.03.26.0779, proposing to remove the existing rear stairs and deck and construct new stairs with associated landings and fire walls at the rear of the existing three-story three-family residence. The subject property is in an RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Submitted.
- 18b. 2003.0518DV (K. SIMONSON: 415-558-6321)
1412 LYON STREET - east side between Sutter and Post Streets, Lot 20B in Assessor's Block 1074 – Request for Variance to Rear Yard requirements to allow construction of new stairs and associated landings at the rear of the existing three-story three-family residence. The stairs would project 7 feet from the existing rear wall of the building, 5 feet of which would be in the required rear yard, and would extend up to the third floor, with fire walls along the side property lines. The subject property is in an RH-3 (Residential, House, Three Family) District and a 40-X Height and Bulk District.

6:00 P.M.

19.

(CITYWIDE STAFF)

PRESENTATION ON EASTERN NEIGHBORHOODS – Status report and discussion on the Eastern Neighborhoods project and the environmental review process. There is also possible Commission action to establish the Commission's preferences regarding alternatives.

Preliminary Recommendation: Establish Commission preference regarding alternatives.

G. PUBLIC COMMENT

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CORRECTION

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 16, 2003

1:00 PM

Regular Meeting

DOCUMENTS DEPT.

OCT 15 2003

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President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
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Commission Secretary: Linda D. Avery

F. REGULAR CALENDAR

6:00 P.M.

19. ~~(CITY WIDE STAFF G. GREEN: (415) 558-6411/L. BADINER: (415) 558-6350)~~
PRESENTATION ON EASTERN NEIGHBORHOODS - Status report and discussion on the Eastern Neighborhoods project and the environmental review process. ~~There is also possible~~ with possible Commission action to establish Commission's preferences regarding alternatives. direct staff on future steps.
Preliminary Recommendation: ~~Establish Commission's preferences regarding alternatives.~~ Informational

103

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 23, 2003
1:30 PM
Regular Meeting

DOCUMENTS DEPT.

OCT 20 2003

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10-20-03A09:56 RGV D

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

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1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2003.0809CV (M. WOODS: (415) 558-6315)
707 - 719 CLEMENT STREET - Request for Conditional Use authorization under Sections 121.1, 121.2, 303, 716.11, 716.21 and 716.45 of the Planning Code to allow an interior opening connecting two retail stores operated by one ownership (the Richmond New May Wah Supermarket) for a combined gross floor area of approximately 17,300 square feet and a lot size of approximately 10,300 square feet, in the Inner Clement Street Neighborhood Commercial District and an 40-X Height and Bulk District. The proposed project involves interior alteration only. The building envelope would remain the same.
Preliminary Recommendation: Pending
NOTE: Re-advertised due to increase in gross square footage of the proposed project from approximately 11,700 square feet to approximately 17,300 square feet.
(Proposed for Continuance to November 13, 2003)
- 1b. 2003.0809CV (M. WOODS: (415) 558-6315)
707 - 719 CLEMENT STREET - south side between 8th and 9th Avenues; Lots 36 and 38 in Assessor's Block 1440 - Request for off-street parking and freight loading variances under Sections 151 and 152 of the Planning Code. Section 151 of the Planning Code requires one off-street parking space for every 500 square feet of occupied commercial floor area. Section 152 of the Planning Code requires one off-street freight loading space when the gross floor area exceeds 10,001 square feet but is less than 60,000 square feet. The required off-street parking for the combined retail spaces is 16 parking spaces and the freight loading is one space. The project will not provide any off-street parking or freight loading spaces.
(Proposed for Continuance to November 13, 2003)
2. 2003.0230C (R. CRAWFORD: (415) 558-6358)
4071 18TH STREET - (south side between Castro and Hartford Streets), Assessor's Block 3583 Lot 075) - Request under Planning Code Sections 161(j) for Conditional Use Authorization for a reduction in off street parking requirements for dwellings from four spaces to 0 spaces. The Project will demolish an existing two story commercial building and replace it with a four story 6,400 square foot mixed use building with ground floor commercial and four residential units above, in the Castro Street Neighborhood Commercial District and within the 40-X Height and Bulk District.
Preliminary Recommendation: Approve with conditions.
(Proposed for Continuance to November 13, 2003)
3. 2003.0832T (P. LORD: (415) 558-6311)
CONDITIONAL USE REQUIREMENT FOR RETAIL USES OF 50,000 SQUARE FEET OR LARGER - Consideration of an Ordinance adding Section 121.5 of the Planning Code and amending Sections 218, 814.31, 815.31, 816.31, 817.31, and 818.31 of the Planning Code to require that all retail uses, for which permit applications are submitted

after the effective date of this ordinance, C-2, C-M, M-1, M-2, RSD, SLR, SLI, SSO, and SPD zoning districts, which are 50,000 square feet or larger may only be permitted as a conditional use, providing additional criteria for the Planning Commission's review of such conditional use applications, providing that these provisions shall apply only to building permit applications received after the date of introduction of this ordinance, and making finding of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

(Proposed for Continuance to November 20, 2003)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption – Draft Minutes of October 9, 2003.
5. Commission Comments/Questions

C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of past week's events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

8. (C. NIKITAS (415) 558-6306)
SECTION 295 POLICIES AND METHODOLOGY - Review of Planning Code Section 295 ("The Sunlight Ordinance"), and a discussion of the Department's technical methodology for shadow impact analysis.
Preliminary Recommendation: Informational presentation, no action required.

- 9a. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - Review under Planning Code Section 309 and for exceptions, to construct a new building approximately 23 stories and 235 feet in height, with a gross area approximately 497,000 square feet, containing approximately 246 dwelling units and 5400 square feet of ground floor retail, and a parking garage, to replace an existing surface-level parking lot containing 168 spaces. The site is in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts. The project is the subject of a concurrent hearing for a Conditional Use authorization.
Preliminary Recommendation: Approval
(Continued from Regular Meeting of October 2, 2003)

- 9b. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET, northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - Request for authorization of Conditional Use for a public storage garage for passenger vehicles (Planning Code Section 223(m)), and for parking in excess of accessory amounts (Planning Code Section 204.5) in conjunction with construction of a new, 23-story residential building, replacing a surface-level parking lot containing 168 spaces with a residential apartment building 23 stories in height and approximately 497,000 gross square feet in size. The site is in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts.
Preliminary recommendation: Approval with Conditions
(Continued from Regular Meeting of October 2, 2003)

- 9c. 2002.0628EIKXCY (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 in a C-3-G (Downtown General Commercial) District, and in 150-S and 240-S Height and Bulk Districts. Dwelling Unit Exposure Variance Sought: The proposal is to construct a new 246-unit, 23-story residential building with a 504-space parking garage. Up to 180 of these dwelling units are to be side facing (without direct frontage on a street, a complying rear-yard area, or other open area with sufficient minimum dimensions to comply with Planning Code Section 140).
(Continued from Regular Meeting of October 2, 2003)
10. 2003.0941C (J. PURVIS: (415) 558-6354)
500-560 POTRERO AVENUE (MARIPOSA GARDENS) - west side south of Mariposa Street; Lot 001 in Assessor's Block 4014 - Request for Conditional Use Authorization under Planning Code Section 303(e), to modify previous conditions of approval to allow the reduction of up to eight required off-street parking spaces, resulting in a total of 55 spaces, for the construction of a 1,264 square-foot community room for residents, at an existing 63-unit Planned Unit Development, within an M-1 (Light Industrial) Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
11. 2003.0191C (M. LI: (415) 558-6396)
1400-1424 GRANT AVENUE - northeast corner at Green Street, Lot 019 in Assessor's Block 0115 - Request for conditional use authorization to establish a small self-service restaurant of approximately 740 square feet within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. There will be no physical expansion of the existing building.
Preliminary Recommendation: Approval with conditions
12. 2003.0080C (G. NELSON: (415) 558-6257)
2599 LOMBARD STREET - southeast corner at the intersection of Broderick and Lombard Streets; Lot 016 in Assessor's Block 0938 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install eight (8) cellular antennas and related equipment cabinets on the roof of the Pacific Motor Inn as part of Verizon's wireless telecommunication network, within the NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The proposed antennas would be mounted behind an existing parapet and would not be visible from the street below. The related equipment would be housed in a new 16' wide by 17' long by 7' tall mechanical penthouse that would be partially visible from several uphill residences. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the project site is a Preferred Location Preference 4, as it is a commercial building in an NC-3 District.
Preliminary Recommendation: Approval with conditions
13. 2003.0224C (G. NELSON: (415) 558-6257)
600 VAN NESS AVENUE - northeast corner at Golden Gate and Van Ness Avenues; Lot 009 in Assessor's Block 0763 - Request for Conditional Use authorization pursuant to Section 209.6(b) of the Planning Code to install three (3) cellular antennas on the roof of McDonald's Restaurant and related equipment cabinets at grade level as part of Cingular's wireless network, within the RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and a 130-V Height and Bulk District. The proposed antennas would be mounted within a 16" diameter, 6-foot tall false ventpipe. The related equipment would be housed in a new approximately 14' wide by 9' deep by 7' tall mechanical enclosure that would be partially installed in a

currently landscaped area at the front (Van Ness Avenue) side of the building. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the project site is a Preferred Location Preference 4, as it is a commercial building in an RC-4 District.
Preliminary Recommendation: Approval with conditions

- 14a. 2002.1203CV (G. NELSON: (415) 558-6257)
2601 VAN NESS AVENUE - northwest corner of Filbert Street and Van Ness Avenue; Lot 02A in Assessor's Block 0522 - Request for Conditional Use authorization pursuant to Sections 253 and 271 of the Planning Code to construct an approximately 65-foot tall 6-story, 61,400 square foot residential over commercial structure containing 27 dwelling units, 5 ground floor commercial units, and 33 off-street parking spaces in an RC-3 (Residential-Commercial Combined, Medium Density) District and a 65-A Height and Bulk District. The project site is currently a vacant lot. The proposal requires Conditional Use authorization because 1) it proposes a building greater than 40 feet in height in an R district and 2) the proposal is seeking to exceed the bulk limits for this District. This project is also seeking a Variance from the Planning Code, Case No. 2002.1203CV.
Preliminary Recommendation: Approval with Conditions
- 14b. 2002.1203CV (G. NELSON: (415) 558-6257)
2601 VAN NESS AVENUE - northwest corner of Filbert Street and Van Ness Avenue; Lot 02A in Assessor's Block 0522 - Request for Variance from Section 134 of the Planning Code to construct a 6-story mixed-use building into the required rear yard. Section 134 of the Planning Code states that the minimum rear yard depth in an RC-3 District shall be equal to 25 percent of the total depth of the lot on which the building is situated. Rather than leave a 25' wide gap in the Van Ness Avenue frontage, the proposal is to construct an approximately 40' X 25' portion of the project fully into the rear yard along Van Ness Avenue, leaving a comparable rear yard to the interior of the lot of approximately 2,300 square feet.
- 15a. 2003.0295CV (G. NELSON: (415) 558-6257)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 026 in Assessor's Block 0020 - Request for Conditional Use authorization pursuant to Sections 209.1 and 228.3 of the Planning Code to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. The project site was formerly a service station and is now in use as a parking lot. This proposal requires Conditional Use authorization because 1) it proposes a dwelling unit density of greater than 3 units in an RH-3 District and 2) it proposes to convert a service station use to residential use. This project is also seeking a Variance from the Planning Code, case No. 2003.0295CV.
Preliminary Recommendation: Approval with conditions
- 15b. 2003.0295CV (G. NELSON: (415) 558-6257)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 026 in Assessor's Block 0020 - Request for Variance from Section 134 of the Planning Code to construct a 4-story residential building into the required rear yard. Section 134 of the Planning Code states that the minimum rear yard depth in an RH-3 District shall be equal to 25 percent of the total depth of the lot on which the building is situated. Rather than leave a 22' wide gap in the North Point Street frontage, the proposal is to construct an approximately 40' X 22' portion of the project fully into the rear yard along North Point Street, leaving a comparable rear yard to the interior of the lot of approximately 1,480 square feet.

5:00 P.M.

16.

(M. PUTRA/I. WILSON: (415) 558-6233/558-6163)

RESIDENTIAL DESIGN GUIDELINES - Presentation on the updated and expanded Residential Design Guidelines (Guidelines) for all residential projects in RH (Residential House) and RM (Residential Mixed-Density) zoning districts. This is a second hearing on the proposed Guidelines after receiving comments and recommendations from the public at the May 22, 2003 hearing, and at follow up meetings held by Department staff with interested individuals, neighborhood groups and other organizations. This hearing is to provide another opportunity for the public to comment on the draft Guidelines. No action is required by the Planning Commission. The Planning Commission may adopt the Guidelines at a future public hearing.

(Continued from Regular meeting of August 21, 2003)

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:**PLEASE NOTE:**

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NOTICE OF CANCELLATION

SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, October 30, 2003*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursday, October 30, 2003* has been canceled. The next Regular Meeting of the Planning Commission will be held on *Thursday, November 6, 2003*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SHELLEY BRADFORD BELL
VICE-PRESIDENT	MICHAEL J. ANTONINI
COMMISSIONER	EDGAR E. BOYD
COMMISSIONER	LISA M. FELDSTEIN
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	SUE LEE
COMMISSIONER	WILLIAM L. LEE
LAWRENCE BADINER, ACTING DIRECTOR OF PLANNING	
LINDA D. AVERY, COMMISSION SECRETARY	

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Notice of Meeting & Calendar

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11-03-03A10:34 RCVD

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Thursday, November 3, 2003
1:30 PM
Regular Meeting

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Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 1999.233E (W. WYCKO: (415) 558-5972)
833 – 881 JAMESTOWN AVENUE - Appeal of Preliminary Negative Declaration. The project sponsor proposes construction of a Planned Unit Development (PUD) that would consist of 198 one-, two- and three-bedroom market-rate condominiums on an approximately 6.9-acre lot, located at 833-881 Jamestown Avenue on Assessor's Block 4991, Lot 277, on the northern slope of Bayview Hill. The site is currently used as an overflow parking lot for events at Candlestick Park, which is approximately one-third of a mile southeast of the project site. The site is bordered by Jamestown Avenue (and single-family homes on the north side of Jamestown) to the north, another vacant lot to the east that also is used for parking for major events at Candlestick Park, the hillside to the south, and single-family housing to the west. Although the area proposed for development is mostly flat, development would require excavation of up to approximately 30 vertical feet at the base of the hill. The project would consist of 11 separate three- and four-story buildings: seven buildings of 12 to 18 units each along Jamestown Avenue and four buildings to the rear, at the base of the hillside. Of these latter four structures, two (36 units each) would be built atop one-story gated parking garages, while smaller buildings (one of eight and one of 10 units) would flank the garages. A total of 216 independently accessible parking spaces would be provided. The proposed project would include landscaping along Jamestown Avenue, construction of a 10-foot-wide sidewalk, two off-street freight loading areas, and about 28,900 sq. ft. of common open space, including two rear yards at the base of the hillside totaling about 7,250 sq. ft. and podium- and ground-level patios. The project also would remedy an existing drainage problem on Bayview Hill above the project site, on Recreation and Park Department land. The project site is located within the South Bayshore Plan area, in an RH-2 (Two-Family) Use District and a 40-X Height and Bulk District. As a PUD, the project would require review and approval by the City Planning Commission pursuant to Sections 303 and 304 of the Planning Code.
(Proposed for Continuance to December 18, 2003)
2. 2002.0658C (M. WOODS: (415) 558-6315)
735 - 7th AVENUE, southwest corner of 7th Avenue and Cabrillo Street, an "L-shaped" lot extending to 8th Avenue, between Cabrillo and Fulton Streets; Lot 36, in Assessor's Block 1650 - Request for conditional use authorization under Sections 121.1, 121.2, 151, 157, 204.5, 303, 711.11 and 711.21 of the Planning Code for lot size, use size and accessory parking for the construction of a new approximately 28,000 square-foot Safeway supermarket with up to 65 off-street surface parking spaces, to replace the existing approximately 16,000 square-foot Safeway supermarket, on an approximately 54,000 square-foot lot in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
(Continued from Regular Meeting of September 18, 2003)
(Proposed for Continuance to November 13, 2003)

- 3a. 20003.0904DV (J. MILLER: (415) 558-6344)
937 - 939 JACKSON STREET - south side between Powell and Mason; Lot 028 in Assessor's Block 0191 - Mandatory Discretionary Review of Building Permit Application No. 2003 0724 0318 proposing the demolition of a two-family dwelling and its replacement with a new building containing nine dwelling units. The subject property is located in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and approve the Demolition Permit.
(Proposed for Continuance to November 20, 2003)
- 3b. 2003.0535DV (J. MILLER: (415) 558-6344)
937 - 939 JACKSON STREET - south side between Powell and Mason Streets, Lot 028 in Assessor's Block 0191, in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District. The proposal is to construct a new four-story residential building containing nine dwelling units with a ground-floor garage containing nine off-street parking spaces, after demolition of the existing two-family dwelling. A portion of the garage level (only) is proposed to project approximately 19 feet five inches into the otherwise-required rear-yard area, leaving an area open and clear (from the ground up) of 15 feet behind it. This proposed space would be devoted to three additional bedrooms and bathrooms, which would be appended to the two two-bedroom dwelling units at the rear of the floor above, making one of them a four-bedroom unit and the other a three-bedroom unit. The upper surface of this rear projection would be finished off as a usable open space. The application requesting a Variance will be heard by the Zoning Administrator.
(Proposed for Continuance to November 20, 2003)
4. 2003.0873D (G. CABREROS: (415) 558-6169)
2524-2540 ANZA STREET - north side between 16th and 17th Avenues; Lot 023 in Assessor's Block 1528 - Request for Discretionary Review of Building Permit Application No. 2002.12.10.3209, proposing to add a new fourth floor to the existing three-story, four-unit building in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to January 8, 2004)
5. 2003.0193D (R. CRAWFORD: (415) 558-6358)
244 GRANADA AVENUE - east side between Ocean and Holloway Avenues in Assessor's Block 6942 Lot 039 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 2002.10.28.0113, to demolish the existing one family house, in an RH-2 (Residential House, Two Family) District and a 40-X Height and Bulk district. There is a related proposal to construct a new two-family building.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Demolition Permit.
(Continued from Regular Meeting of October 16, 2003)
(Proposed for Continuance to January 8, 2004)
6. 2003.1079D (R. CRAWFORD: (415) 558-6358)
3344 MARKET STREET - northeast side between Glendale and Clayton Streets. Assessor's Block 2717 Lot 004F. Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition of Demolition Permit Application No. 2003.06.26.8149, to demolish the existing one family house and

construct a new one family house in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, and approve the Demolition Permit.
(Proposed for Continuance to January 8, 2004)

7. 2002.0418T P. LORD: (415) 558-6311)
SECONDARY UNITS - Consideration of an Ordinance amending the San Francisco Planning Code by repealing Section 207.2 [Second Unit] in its entirety, adding new Section 207.2 and amending Section 209.1 to authorize one additional secondary unit limited to 750 square feet of gross floor area on a lot within 1250 feet of a Primary Transit Street or Transit Center and also within 1250 feet of a Neighborhood Commercial or Commercial zoning district, and constructed for the elderly or persons with physical disabilities and to prohibit the owner from legalizing an illegal unit pursuant to the provisions of this ordinance; by amending Sections 135(d), Table 151 of Section 151 and 307(g) to establish the amount of open space and adopting findings.
Preliminary Recommendation: Pending
(Continued from Regular Meeting of October 16, 2003)
(Proposed for Indefinite Continuance)
8. 2003.0918D (E. TOPE: (415) 558-6316)
749 CORBETT AVENUE – east side of Corbett Avenue between Romain and Morgan Alley; Lot 013 in Assessor's Block 2755 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers. Building Permit Application No. 2003.06.20.7358, proposes to convert a three-unit building to a two-unit building. This property is located in an RM-1 (Mixed Residential, Low Density) District and 40-X Height and Bulk District. Preliminary Recommendation: Take Discretionary Review and approve the proposed dwelling unit merger.
(DISCRETIONARY REVIEW APPLICATION WITHDRAWN)

B. COMMISSIONERS' QUESTIONS AND MATTERS

9. Consideration of Adoption – Draft Minutes of October 16 and 23, 2003.
10. Commission Comments/Questions

C. DIRECTOR'S REPORT

11. Director's Announcements
12. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

13. 2003.0863D (R. CRAWFORD: (415) 558-6358)
555 VALLEY STREET - south side between Castro and Diamond Streets in Assessor's Block 7536 Lot 023 - Request for Discretionary Review of Building Permit Application No. 2003.04.24 3036, to construct a 37 foot long, four story addition to the rear of the existing 25 foot long, three story single family dwelling in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve Building Permit Application as submitted.
NOTE: On September 25, 2003, following public testimony, the Commission closed the public hearing and continued the matter to October 16, requesting better plans of the surrounding area by a vote of +6-0. Commissioner William Lee was absent.
(Continued from Regular Meeting of October 16, 2003)
14. 2003.0700DD (R. CRAWFORD: (415) 558-6358)
565 CLIPPER STREET - south side between Douglass and Diamond Streets. Assessor's Block 6556 Lot 021 - Request for Discretionary Review of Building Permit Application No. 2003 03.07.9076, to construct a new third floor and a three story rear addition to the existing two story single family dwelling in an RH-2 (Residential House, Two Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.
NOTE: On September 11, 2003 following public testimony the Commission closed the public hearing and continued this item to November 6, 2003 requesting plans from the Project Sponsor.
(Continued from Regular Meeting of September 11, 2003)

F. REGULAR CALENDAR

15. 2003.0862D (R. CRAWFORD: (415) 558-6358)
125 VILLA TERRACE - east side between Pemberton Place and Greystone Terrace. Assessor's Block 2719 Lot 028 - Request for Discretionary Review of Building Permit Application No. 2003.04.03.1330 to construct additions to the rear and the northwest side to the existing single family dwelling in an RH-1 (Residential House, One Family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review, and approve the Building Permit Application as submitted.
16. 2003.1027D (M. WOODC: (415) 558-6315)
1127 FILBERT STREET - south side between Leavenworth and Hyde Streets; Lot 037 in Assessor's Block 0097 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.05.01.3561, proposing to merge one unit on the third floor with a unit on the fourth floor in an existing 4-unit building in an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.
17. 2003.0859D (M. LUELLEN: (415) 558-6478)
643 GREENWICH STREET - south side, between Powell and Stockton Streets. Lot 026 in Assessor's Block 0089 - Discretionary Review request for building permit No. 2002.11.27.2429 to allow the addition of a full third floor and smaller fourth floor to the existing residence. The existing building is a one-story, single-family dwelling over

garage, with frontage on Greenwich. A second structure at the rear of the lot is to remain as is and is not part of this project scope. The property is located in the RM-3 (Residential, Mixed, Medium Density) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Permit Application.

(Continued from Regular Meeting of October 16, 2003)

18. 2003.0742D (G. CABREROS: (415) 558-6169)
666 – 24th AVENUE - east side between Anza and Balboa Streets; Lot 026B in Assessor's Block 1566 - Request for Discretionary Review of Building Permit Application No. 2003.01.29.6271, proposing a horizontal and vertical addition at the rear of an existing two-story, single-family residence in an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District. The project proposes a partial third floor at the rear half of the residence and a 7-foot 3-inch horizontal addition from the existing rear wall at all three floors.
Preliminary Recommendation: Do not take Discretionary Review and approve the application.
19. 2003.0914D (G. CABREROS: (415) 558-6169)
2518 FILBERT STREET - north side between Divisadero and Scott Streets, Lot 007 in Assessor's Block 0944 - Request for Discretionary Review of Building Permit Application No. 2003.04.03.1374, proposing to construct a three-story horizontal addition to the rear of the existing four-story, single-family residence in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. Decks are proposed as part of the horizontal addition at the level of the second and third floors. Front facade alterations are also proposed.
Preliminary Recommendation: Do not take Discretionary Review and approve the Application.
- 20a. 2003.0476DV (M. LI: (415) 558-6396)
1120-1122 VALLEJO STREET - north side between Jones and Leavenworth Streets; Lots 055 and 056 in Assessor's Block 0126 - Request for Discretionary Review of Building Permit Application No. 2003.07.24.0318 proposing the construction of an enclosed pavilion on the roof of the existing three-story building and the enclosure of two areas at the rear of the building that are currently unenclosed. The subject property is located in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve the project as modified by Department staff.
- 20b. 2003.0476DV (M. LI: (415) 558-6396)
1120-1122 VALLEJO STREET - north side between Jones and Leavenworth Streets; Lots 055 and 056 in Assessor's Block 0126 - Rear yard variance sought. The proposed project is the construction of an enclosed pavilion on the roof of the existing three-story building and the enclosure of two areas at the rear of the building that are currently unenclosed. The subject property is within an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District. A rear yard of 15 feet, measured from the rear property line, is required for the subject property. The proposed roof pavilion will extend to within 3'6" of the rear property line and encroach into the required rear yard. The application for variance will be considered by the Zoning Administrator.
21. 2003.0091AC (T. TAM: (415) 558-6325)
333 DOLORES STREET - east side between 16th and 17th Streets; Lot 57 in Assessor's Block 3567 - Request for a Conditional Use authorization pursuant to Planning Code Sections 209 and to allow the expansion of an existing institutional use (Children's Day

School), located on a portion of a designated city landmark (Landmark No. 137). The proposal is to construct three (3) 24' x 40' temporary prefabricated classroom trailers. The Certificate of Appropriateness for this project was heard before the Landmark Preservation Advisory Board on September 17, 2003 and approved by the Planning Director on September 29, 2003. The property is located in RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 2, 2003)

4:30 P.M.

22.

(C. NIKITAS: (415) 558-6306)

RESIDENTIAL DEMOLITION POLICY - A proposal to modify and refine interim criteria to implement a Temporary Residential Demolition Policy requiring mandatory Discretionary Review of all dwelling unit demolitions not requiring Conditional Use authorization, with certain exceptions; to adopt a specific Soundness Determination process; and to adopt criteria for conformity with applicable General Plan policies and objectives; and a recommendation to apply this policy for an approximate six-month period, after which a long-term policy would be presented for consideration and adoption by the Commission.

Preliminary recommendation: Adopt the Temporary Residential Demolition Policy.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

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11-10-03A09:46 RCVD

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 13, 2003
1:30 PM
Regular Meeting

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2003.0794C (G. CABREROS: (415) 558-6169)
1728-1748 HAIGHT STREET - north side between Shrader and Cole Streets, Lot 035 in Assessor's Block 1229 - Request for Conditional Use Authorization under Planning Code Section 713.21 to allow a retail space at the ground floor over 2,500 square feet in area. The proposal is for tenant improvements to establish an 8,733 square-foot retail space. Urban Outfitters, a youth-oriented retailer of men's and women's wear, home furnishings and accessories, would occupy the retail space. The subject property is within the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to December 4, 2003)
2. 2003.0183D (G. NELSON: (415) 558-6257)
2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; lot 022 in Assessor's Block 1076 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions of Demolition Permit Application No. 2002.08.13.3876, proposing the demolition of a two-story, two-family dwelling within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story, three-family dwelling with three off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued from Regular Meeting of September 25, 2003)
NOTE: On September 25, 2003, following public testimony, the Commission closed the public hearing, and entertained two motions: 1) to take Discretionary Review and disapprove by a vote +3 -3. Commissioners Boyd, Antonini, Bradford-Bell voted no. The motion failed; 2) continued the matter to October 16, 2003 by a vote +5 -0. Commissioner William Lee was absent.
NOTE: On October 16, 2003, the Commission entertained two motions: 1) To take Discretionary Review and disapprove the demolition, by a vote +3-3. Commissioners Antonini, Bradford Bell, W. Lee voted no. Commissioner Boyd was absent. The motion failed. 2) item Continued to November 13, 2003, the Commission requested that a representative from another City Department review the soundness report, by a vote +4 -2. Commissioners Hughes and S. Lee voted no. Commissioner Boyd was absent.
(Proposed for Continuance to November 20, 2003)
3. 2003.0277E (N. TURRELL: (415) 558-5994)
1725 WASHINGTON STREET - Assessor's Block 0619, Lot 015 - **Appeal of a Preliminary Mitigated Negative Declaration.** The 6,384-square-foot project site is located at 1725 Washington Street, between Polk Street and Van Ness Avenue in the lower Nob Hill neighborhood. The proposed project would involve the demolition of an approximately 11,435-gross-square-foot (gsf) 23-foot tall vacant church building (formerly the Lutheran Church of the Holy Spirit), and construction of an approximately 24,841-gsf,

five-story, 50-foot-tall residential building containing 16 units and 16 off-street parking spaces. Pedestrian and vehicular access to the proposed residential building would be from Washington Street. The site is in the Polk Street Neighborhood Commercial District, and is in a 65-A height and bulk district.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration

(Continued from Regular Meeting of September 18, 2003)

(Appeal of the Preliminary Mitigated Negative Declaration Withdrawn)

B. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

7. (L. BADINER: (415) 558-6411)
COMMISSION ACTION LIST – Discussion of status on items on the action list, which details the Planning Commissioner's requests.
8. 2003.0611C (K. AMDUR: (415) 558-6351)
1121 POLK STREET - west side between Post and Sutter Streets; Lot 002 in Assessor's Block 0691 - Request for conditional use authorization for the addition of "Other Entertainment," in the form of a piano player and/or DJ, to the existing bar d.b.a. "Katie's Cocktail Lounge." The bar is open from 10am to 1am seven days a week, and the entertainment would take place between 9pm and midnight. The bar is located on the ground floor of a 3-story building, with 19 dwelling units on the 2nd and 3rd floors. The subject property is located in the Polk Neighborhood Commercial District and a 130-E Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 18, 2003)
9. 2003.0091AC (T. TAM: (415) 558-6325)
333 DOLORES STREET - east side between 16th and 17th Streets; Lot 57 in Assessor's Block 3567 - Request for a Conditional Use authorization pursuant to Planning Code Sections 209 and to allow the expansion of an existing institutional use (Children's Day School), located on a portion of a designated city landmark (Landmark No. 137). The proposal is to construct three (3) 24' x 40' temporary prefabricated classroom trailers. The Certificate of Appropriateness for this project was heard before the Landmark Preservation Advisory Board on September 17, 2003 and approved by the Planning Director on September 29, 2003. The property is located in RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 6, 2003)
10. 2003.0747C (A. LIGHT: (415) 558-6254)
1015 STOCKTON STREET - west side between Clay and Washington Streets, in Assessor's Block 192, Lot 3. Request for a Conditional Use authorization to operate a financial service (bank) in the Chinatown Residential/Neighborhood Commercial (CR/NC) Zoning District. The subject property is zoned CR/NC, and is in a 65-85-N Height and Bulk District. The proposal is to operate a branch location of Cathay Bank in the 2,205

square-foot ground floor retail tenant space in the existing three-story residential hotel building. The vacant retail tenant space was most recently occupied by a Verizon cell phone store. The proposal includes new signage, as well as interior tenant improvements. No expansion of the retail tenant space is proposed.

Preliminary Recommendation: Approval with Conditions

11. 2003.0809C (M. WOODS: (415) 558-6315)
707-719 CLEMENT STREET - south side, between 8th and 9th Avenues; Lots 36 and 38 in Assessor's Block 1440 - Request for Conditional Use authorization under Sections 121.1, 121.2, 303, 716.11, 716.21 and 716.45 of the Planning Code to allow an interior opening connecting two retail stores operated by one ownership (the Richmond New May Wah Supermarket) for a combined gross floor area of approximately 17,300 square feet and a lot size of approximately 10,300 square feet, in the Inner Clement Street Neighborhood Commercial District and an 40-X Height and Bulk District, where use size over 2,500 sq. ft., lot size over 5,000 sq. ft. and on-site liquor sales require Conditional Use.. The proposed project involves interior alteration only. The building envelope would remain the same.
Preliminary Recommendation: Approval with Conditions
NOTE: Re-advertised due to increase in gross square footage of the proposed project from approximately 11,700 square feet to approximately 17,300 square feet.
(Continued from Regular Meeting of October 23, 2003)

12. 2003.0280C (R. CRAWFORD: (415) 558-6358)
4071 18TH STREET - south side of 18th Street between Castro and Hartford Streets Assessor's Block 3583 Lot 075 Request under Planning Code Section 161(j) for Conditional Use Authorization for a reduction in off street parking requirements for dwellings from four spaces to 0 spaces for a Project that will demolish an existing two story commercial building and replace it with a four story 6,400 square foot mixed use building with less than 1,999 square feet of commercial space and four residential units above. This project lies within the Castro Street Neighborhood Commercial District and the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions

13. 2002.0658C (M. WOODS: (415) 558-6315)
735 - 7TH AVENUE, southwest corner of 7th Avenue and Cabrillo Street, an "L-shaped" lot extending to 8th Avenue, between Cabrillo and Fulton Streets; Lot 36, in Assessor's Block 1650 - Request for conditional use authorization under Sections 121.1, 121.2, 151, 157, 204.5, 303, 711.11 and 711.21 of the Planning Code for lot size, use size and accessory parking for the construction of a new approximately 28,000 square- foot Safeway supermarket with up to 65 off-street surface parking spaces, to replace the existing approximately 16,000 square-foot Safeway supermarket, on an approximately 54,000 square-foot lot in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of September 18, 2003)

14. 2003.0967T (P. LORD: (415) 558-6311)
BOARD OF SUPERVISORS APPEALS EXTENSION - Consideration of an Ordinance amending San Francisco Planning Code Section 308.1 to extend deadlines by ten days, from 30 days to 40 days, for scheduling and/or deciding appeals under Section 308.1 when the Board of Supervisors does not conduct at least three regular meetings during a deadline period.
Preliminary Recommendation: Approval

15. 2003.0892C (J. PURVIS: (415) 558-6354)
1350-1352 THOMAS AVENUE - north side between Ingalls and Jennings Streets; Lot 007 in Assessor's Block 4791 - Request for Conditional Use Authorization under Planning Code Section 121(f) to subdivide one lot into two lots of less than the minimum 25-foot width for the construction of two single-family dwellings. The existing lot is 37.5 feet wide, and the two newly created lots would be 18.75 feet wide, with an area of 1,875 square feet. The site is within an RH-1 (Residential, House, Single-Family) Zoning District with a 40-X Height and Bulk designation.
Preliminary Recommendation: Disapproval
16. 2003.0142C (J. PURVIS: (415) 558-6354)
3179 23rd STREET - south side between Shotwell Street and South Van Ness Avenue; Lot 036 in Assessor's Block 3641 - Request for Conditional Use Authorization under Planning Code Section 209.3(c), to convert six dwelling units into a 22-bed residential care facility within an RH-3 (Residential, House, Three-Bedroom) Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
17. 2003.0141C (G. CABREROS: (415) 558-6169)
3535-3555 BALBOA STREET - southeast corner of Lot 018 in Assessor's Block 1608 - Request for Conditional Use Authorization under Planning Code Section 711.81 to create a large institutional use at the second story. The proposal is to demolish the existing one-story commercial building at the southeast corner of the intersection and to construct a horizontal expansion to the existing church and daycare center located to the east and known as Full Life Christian Center. The proposed two-story, 40-foot tall addition would contain two retail spaces (approximately 1,275 square feet each) and a five-car garage at the ground floor and a multi-purpose room at the second story with a rear yard deck over the ground-floor garage. The subject property is within an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
18. 2002.1086C (M. SNYDER: (415) 575-6891)
501 2ND STREET - southeast corner of 2nd Street and Bryant Street, Lot 67 in Block 3774 - Request for Conditional Use authorization under Planning Code Section 304 to amend a previous Planned Unit Development authorization (Case No. 1982.591C) to reduce the parking requirement (and legalize the existing parking condition) from 169 spaces to 141 spaces. The property is within an SSO (Service / Secondary Office) District and a 50-X Height and Bulk District. The original approval for 501 2nd was for a 188,000 square feet of office use and 169 valet parking spaces. The parking requirement of 169 spaces was to serve both the office use at 501 2nd Street and the 49 Live/work units at 355 Bryant Street, immediately to the east.
Preliminary Recommendation: Approval with Conditions
- 19a. 2002.0628EIKXC (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - Adopting findings under the California Environmental Quality Act, as described in a Final Mitigated Negative Declaration dated September 22, 2003, in connection with a proposal to construct a new building approximately 23 stories and 235 feet in height, with a gross area approximately 497,000 square feet, containing approximately 246 dwelling units and 5400 square feet of ground floor retail, and a parking garage. The site is in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts. The project is the subject of a concurrent entitlement hearings.
Preliminary Recommendation: Adopt CEQA Findings
(Continued from Regular Meeting of October 23, 2003)

- 19b. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - Review under Planning Code Section 309 and for exceptions, to construct a new building approximately 23 stories and 235 feet in height, with a gross area approximately 497,000 square feet, containing approximately 246 dwelling units and 5400 square feet of ground floor retail, and a parking garage, to replace an existing surface-level parking lot containing 168 spaces. The requested exceptions are for bulk requirements of Section 270 and for exceedences of the pedestrian comfort wind speed criteria of Section 148. The site is in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts. The project is the subject of a concurrent hearing for a Conditional Use authorization.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 23, 2003)
- 19c. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - Request for authorization of Conditional Use for a public storage garage for passenger vehicles (Planning Code Section 223(m)), and for parking in excess of accessory amounts (Planning Code Section 204.5) in conjunction with construction of a new, 23-story residential building, replacing a surface-level parking lot containing 168 spaces with a residential apartment building 23 stories in height and approximately 497,000 gross square feet in size. The site is in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts.
Preliminary recommendation: Approval with Conditions, including limiting residential parking at 1:2.
(Continued from Regular Meeting of October 23, 2003)
- 19d. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 in a C-3-G (Downtown General Commercial) District, and in 150-S and 240-S Height and Bulk Districts. Dwelling Unit Exposure Variance Sought: The proposal is to construct a new 246-unit, 23-story residential building with a 504-space parking garage. Up to 180 of these dwelling units are to be side facing (without direct frontage on a street, a complying rear-yard area, or other open area with sufficient minimum dimensions to comply with Planning Code Section 140).
(Continued from Regular Meeting of October 23, 2003)

6:00 p.m.

20. (L. BADINER: (415) 558-6411)
EASTERN NEIGHBORHOODS COMMUNITY PLANNING - The Planning Commission will discuss and possibly adopt Interim Policies and/or discuss and direct staff to prepare a resolution for initiation of Interim Controls. Planning Department staff will provide a status report on the Environmental Review process for the Rezoning of the Eastern Neighborhoods. The Planning Commission will also schedule a subsequent hearing to review and discuss the work scope of Public Benefit Zoning and Community Impact Report (Socio-Economic Analysis) and to discuss non-conforming uses.
Preliminary Recommendation: Adopt Interim Policies

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

- San Francisco
= Planning Commission

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11-12-03P03:46 RCVD

≡ ADDENDUM
≡ Notice of Meeting
&
Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 13, 2003
1:30 PM
Regular Meeting

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

2003.0900D (K. SIMONSON: 415-558-6321)
42 BEAUMONT AVENUE - east side between Geary Boulevard. And Anza Street, Lot 22 in Assessor's Block 1086 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Building Permit Application No. 2002.11.01.0541, proposing to demolish a two-story building containing one dwelling unit. The subject property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve demolition as submitted.
(Proposed for Continuance to November 20, 2003)

2003.0865V (K. SIMONSON: 415-558-6321)
42 BEAUMONT AVENUE - east side between Geary Boulevard. And Anza Street, Lot 22 in Assessor's Block 1086 - Request for Variance to Rear Yard requirements to allow construction of a new four-story building, a portion of which would be located in the required rear yard. The first, second and third floors of the four-story building would extend 5 feet 9 inches into the required rear yard, and exterior stairs to the third floor level would extend an additional 6 feet 8 inches into the required rear yard. The building would contain two dwelling units. The subject property is in an RH-2 (Residential, House, Two Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to November 20, 2003)

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 20, 2003

1:30 PM
Regular Meeting

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11-17-03A10:02 RCDV

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsuprvs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. (J.IONIN: (415) 558-6309)
DISCRETIONARY REVIEW POLICY - Consideration of a Policy to create a pre-application process for all new construction and certain expansion applications in RH and RM Districts and to establish criteria for administrative discretionary review.
(Proposed for Continuance to December 18, 2003)
2. 2003.0966T (P. LORD: (415) 558-6311)
FORMULA RETAIL USES - Consideration of an Ordinance to amend the Planning Code by adding Section 703.3 and by amending Section 182 to make findings as to the need to regulate formula retail uses, to define formula retail uses, prohibit formula retail uses in the Hayes-Gough Neighborhood Commercial District and in the Neighborhood Commercial Cluster Districts at Cole and Carl Streets and Parnassus and Stanyan Streets, to require any building permit application for formula retail use to comply with the notice and design review procedures of Section 312 of the Planning Code, to provide that the burden to prove that a use is not a formula retail use rests with the building permit applicant or holder, and to provide that nonconforming uses in Residential District which are seeking to change in use to retail sales activity or retail sales establishment which is also a formula retail use must comply with the provisions of Section 703.3, making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.
(Proposed for Continuance to December 18, 2003)
3. 2003.0860D (E. TOPE: (415) 558-6316)
357 HOWTH STREET - east of Howth Street between Mount Vernon Avenue and Ridge Lane; Lot 013 in Assessor's Block 7035 - Request for Discretionary Review of Building Permit Application No. 2003.04.21.2744, proposing a one-story (over storage) rear horizontal extension and stairs leading from the new addition to the rear yard, to an existing single family dwelling within an RH-1 (House, One-Family) District and in a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
(Proposed for Indefinite Continuance)
- 4a. 2002.0580D (M. SMITH: (415) 558-6322)
90 MARS STREET (A.K.A. 26 DEMING STREET) - west side of the street between Corbett and 17th Streets, Lot 016 in Assessor's Block 2654 -Request for Discretionary Review of Building Permit Application No. 2002.05.31.7958, proposing to construct a three-story single-family dwelling at the rear of an existing vacant lot, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to January 22, 2004)

- 4b. 2003.1170D (M. SMITH: (415) 558-6322)
96 MARS STREET (A.K.A. 300 CORBETT AVENUE)- northwest corner of Corbett Avenue and Mars Street, Lot 017 in Assessor's Block 2654 –Request for Discretionary Review of Building Permit Application No. 2003.03.21.0319, proposing to construct a four-story over garage single-family dwelling that is one in a pair of side-by-side buildings on the same lot, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to January 22, 2004)
- 4c. 2003.1187D (M. SMITH: (415) 558-6322)
300 CORBETT AVENUE - northwest corner of Corbett Avenue and Mars Street, Lot 017 in Assessor's Block 2654 –Request for Discretionary Review of Building Permit Application No. 2003.03.10.9221, proposing to construct a three-story over garage single-family dwelling that is one in a pair of side-by-side buildings on the same lot, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District
Preliminary Recommendation: Pending
(Proposed for Continuance to January 22, 2004)
- 4d. 2003.1104D (M. SMITH: (415) 558-6322)
300 CORBETT AVENUE - northwest corner of Corbett Avenue and Mars Street, Lot 017 in Assessor's Block 2654 – Mandatory Discretionary Review, under Planning Commission's policy requiring review of housing demolition, of Demolition Application No. 2003.03.10.9220, proposing to demolish an existing two-story single-family dwelling (the project also proposes the construction of two side-by side single-family dwellings on the same lot), located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to January 22, 2004)
- 4e. 2003.1186D (M. SMITH: (415) 558-6322)
306-308 CORBETT AVENUE (A.K.A. 300 CORBETT AVENUE)- northwest corner of Corbett Avenue and Mars Street, Lot 001 in Assessor's Block 2660 – Request for Discretionary Review of Building Permit Application No. 2002.05.17.6897, proposing to construct a four-story over garage two-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to January 22, 2004)
5. 2002.0443D (G. NELSON (415) 558-6257)
426 31st AVENUE - east side between Clement Street and Geary Boulevard, Lot 039 in Assessor's Block 1462 - Request for Discretionary Review of Building Permit Application No. 2002.12.18.3817, proposing to substantially alter an existing two-story single-family house by extending the building to the rear, adding a full third and partial fourth floor, and adding one additional dwelling unit in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The altered building will contain two dwelling units and two off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve project as submitted.
REQUEST FOR DISCRETIONARY REVIEW HAS BEEN WITHDRAWN
6. 2003.0912D (M. SMITH: (415) 558-6322)
1770 33RD AVENUE- east side of the street between Moraga and Noriega Streets, Lot 024 in Assessor's Block 2017 - Request for Discretionary Review of Building Permit

Application No. 2002.10.10.8736, proposing to construct a two-story rear horizontal addition on a single-family dwelling located in a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and Approve the Project with Modifications.

REQUEST FOR DISCRETIONARY REVIEW HAS BEEN WITHDRAWN

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Comments/Questions

C. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. REGULAR CALENDAR

10. (L. BADINER/D. LIM: (415) 558-6411/558-6547)
PLANNING DEPARTMENT MANAGEMENT AUDIT - Review of management audit and recommendation by Planning Commission for follow-up.

- 11a. 2002.1258DD (G. NELSON (415) 558-6257)
1708 ANZA STREET - north side between 8th and 9th Avenues, Lot 015 in Assessor's Block 1536 - Request for Discretionary Review and Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Building Permit Application No. 2002.05.01.4436 proposing to demolish a two-story two-family dwelling in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. There are related proposals to demolish a single-family dwelling also on the subject lot, and to construct a four-story, three-family dwelling with three off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition.
(Continued from Regular Meeting of July 10, 2003)

- 11b. 2002.1259DD (G. NELSON (415) 558-6257)
1708 ANZA STREET - north side between 8th and 9th Avenues, Lot 015 in Assessor's Block 1536 - Request for Discretionary Review and Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Building Permit Application No. 2002.05.01.5440 proposing to demolish a one-story single-family dwelling in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. There are related proposals to demolish a two-family dwelling also on the subject lot, and to construct a four-story, three-family dwelling with three off-street parking spaces.

Preliminary Recommendation: Do not take Discretionary Review and approve demolition.

(Continued from Regular Meeting of July 10, 2003)

- 11c. 2002.0345D (G. NELSON: (415) 558-6257)
1708 ANZA STREET - north side between 8th and 9th Avenues, Lot 015 in Assessor's Block 1536 - Request for Discretionary Review of Building Permit Application No. 2002.05.01.5442 proposing to construct a four-story, three-family dwelling with three off-street parking spaces in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. There are related proposals to demolish a single-family dwelling and a two-family dwelling on the subject lot.
Preliminary Recommendation: Do not take Discretionary Review and approve proposal as submitted.
(Continued from Regular Meeting of July 10, 2003)
12. 2003.0827D (G. NELSON: (415) 558-6257)
9 SCOTT STREET - west side between Duboce Avenue and Waller Street, Lot 014 in Assessor's Block 1260 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2003.03.27.0834, proposing to merge a studio apartment and a two-bedroom unit within a two-unit building in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The proposal is to convert the studio into two bedrooms to become part of the remaining dwelling unit. The converted structure will contain one dwelling unit and one off-street parking space.
Preliminary Recommendation: Do not take Discretionary Review and approve merger as submitted.
- 13a. 2003.0900D (G. NELSON: (415) 558-6257)
42 BEAUMONT AVENUE - east side between Geary Boulevard and Anza Street, Lot 22 in Assessor's Block 1086 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of housing demolition, of Building Permit Application No. 2002.11.01.0541, proposing to demolish a two-story building containing one dwelling unit. The subject property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve demolition as submitted.
- 13b. 2003.0866V (G. NELSON: (415) 558-6257)
42 BEAUMONT AVENUE - east side between Geary Boulevard and Anza Street, Lot 22 in Assessor's Block 1086 - Request for Variance to Rear Yard requirements to allow construction of a new four-story building, a portion of which would be located in the required rear yard. The first, second and third floors of the four-story building would extend 5 feet 9 inches into the required rear yard, and exterior stairs to the third floor level would extend an additional 6 feet 8 inches into the required rear yard. The building would contain two dwelling units. The subject property is in an RH-2 (Residential, House, Two Family) District and a 40-X Height and Bulk District.
- 14a. 20003.0904DV (J. MILLER: (415) 558-6344)
937 - 939 JACKSON STREET - south side between Powell and Mason; Lot 028 in Assessor's Block 0191 - Mandatory Discretionary Review of Building Permit Application No. 2003 0724 0318 proposing the demolition of a two-family dwelling and its replacement with a new building containing nine dwelling units. The subject property is located in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District.

Preliminary Recommendation: Do Not Take Discretionary Review and approve the Demolition Permit.

(Continued from Regular Meeting of November 6, 2003)

- 14b. 2003.0535DV (J. MILLER: (415) 558-6344)
937 - 939 JACKSON STREET - south side between Powell and Mason Streets, Lot 028 in Assessor's Block 0191, in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District. The proposal is to construct a new four-story residential building containing nine dwelling units with a ground-floor garage containing nine off-street parking spaces, after demolition of the existing two-family dwelling. A portion of the garage level (only) is proposed to project approximately 19 feet five inches into the otherwise-required rear-yard area, leaving an area open and clear (from the ground up) of 15 feet behind it. This proposed space would be devoted to three additional bedrooms and bathrooms, which would be appended to the two two-bedroom dwelling units at the rear of the floor above, making one of them a for-bedroom unit and the other a three-bedroom unit. The upper surface of this rear projection would be finished off as a usable open space. The application requesting a Variance will be heard by the Zoning Administrator.
(Continued from Regular Meeting of November 6, 2003)
- 15a. 2003.0399D (T. WANG: (415) 558-6335)
474 MAGELLAN AVENUE - north side between Cortez and Montalvo Avenues; Lot 014 in Assessor's Block 2926 - Request of Discretionary Review of Building Permit Application No. 2002.12.30.4339, proposing to construct a three-story rear and side addition and a new rear exterior stairway connecting all levels of the existing single-family to the rear yard. The proposed rear exterior stairway requires a rear yard variance (Case No. 2002.1307V). The Zoning Administrator held and closed a public hearing on the variance on March 26, 2003, a decision was not made. The subject property is in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
- 15b. 2002.1307V (T. WANG: (415) 558-6335)
474 MAGELLAN AVENUE - north side between Cortez and Montalvo Avenues; Lot 014 in Assessor's Block 2926 - Rear yard Variance Sought - Section 136(c)(14) of the Planning Code permits uncovered stairways and landings not extending higher than the floor level of the adjacent first floor of occupancy above the ground story, and, in the case of yards and usable open space, extending no more than six feet into the open area for any portion that is more than three feet above the grade. The proposed rear exterior stairway described under 2003.0399D would be one floor level higher than the first floor of occupancy above the ground story and would extend nine feet into the 25-foot required rear yard for the portion that is more than three feet above grade. The subject property is in an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District and a 40-X Height and Bulk District. The Zoning Administrator held and closed a public hearing on the variance on March 26, 2003 and will issue a variance decision after the Discretionary Review hearing
16. 2003.0832T (P. LORD: (415) 558-6311)
CONDITIONAL USE REQUIREMENT FOR RETAIL USES OF 50,000 SQUARE FEET OR LARGER - Consideration of an Ordinance adding Section 121.5 of the Planning Code and amending Sections 218, 814.31, 815.31, 816.31, 817.31, and 818.31 of the Planning Code to require that all retail uses, for which permit applications are submitted after the effective date of this ordinance, C-2, C-M, M-1, M-2, RSD, SLR, SLI, SSO, and SPD zoning districts, which are 50,000 square feet or larger may only be permitted as a conditional use, providing additional criteria for the Planning Commission's review of such

conditional use applications, providing that these provisions shall apply only to building permit applications received after the date of introduction of this ordinance, and making finding of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

(Continued from Regular Meeting of October 16, 2003)

17. 2003.0801TZ (P. LORD: (415) 558-6311)
CONDITIONAL USE REQUIREMENT FOR RETAIL USES OF AT LEAST 90,000 SQUARE FEET - Consideration of an Ordinance amending the Planning Code to add Section 121.6 to impose a conditional use requirement and other specified procedures for certain large-scale retail uses in excess of 90,000 square feet to prohibit such uses if they are in excess of 120,000 square feet.
18. 2003.01025D (K. AMDUR: (415) 558-6351)
1748 CLAY STREET - north side between Van Ness Avenue and Polk Street, Lots 7 and 8 in Block 619 - Request for Discretionary Review of Permit Application 2002.07.19.9859/R1 to convert approximately 3,000 square feet of vacant ground floor office space in a 2-story building to a childcare center for up to 40 children dba "Tiny Giants" in the Polk Neighborhood Commercial District and a 65-A Height and Bulk District. The center would utilize an existing outdoor area to the east of the building. Preliminary recommendation: Take Discretionary Review and approve the permit with conditions.
19. 2003.0753D (D. JONES: (415) 558-6477)
2371 44TH AVENUE - west side of 44th Avenue between Santiago and Taraval Streets., Lot 015 in Block 2373 - Discretionary Review request, for a building permit (No. 2003/03/05/8857) to allow the construction of a one-story, rear horizontal extension to an existing two-story, single-family dwelling. The property is located in the RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District. Preliminary Recommendation: Do not take Discretionary Review and approve the building permit as modified.

6:00 P.M.

20. (L. BADINER: (415) 558-6411)
EASTERN NEIGHBORHOODS COMMUNITY PLANNING - The Planning Commission will discuss and possibly adopt Interim Policies and/or discuss and direct staff to prepare a resolution for initiation of Interim Controls. Planning Department staff will provide a status report on the Environmental Review process for the Rezoning of the Eastern Neighborhoods. The Planning Commission will also schedule a subsequent hearing to review and discuss the work scope of Public Benefit Zoning and Community Impact Report (Socio-Economic Analysis) and to discuss non-conforming uses.
Preliminary Recommendation: Adopt Interim Policies
(Continued from Regular Meeting of November 13, 2003)

F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

ADDENDUM
SAN FRANCISCO
PLANNING COMMISSION

DOCUMENTS DEPT.

NOV 19 2003

SAN FRANCISCO
PUBLIC LIBRARY

Notice of Meeting
&

11-19-03A08:46 RCVD

Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, November 20, 2003

1:30 PM
Regular Meeting

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

E. REGULAR CALENDAR

- 14a. 2003.0904D (J. MILLER: (415) 558-6344)
937 - 939 JACKSON STREET - south side between Powell and Mason; Lot 028
in Assessor's Block 0191 - Mandatory Discretionary Review of Building Permit
Application No. 2003.07.24.0318 proposing the demolition of a two-family
dwelling and its replacement with a new building containing nine dwelling units.
The subject property is located in an RM-3 (Mixed Residential, Medium Density)
District and a 65-A Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and approve
the Demolition Permit.
(Continued from Regular Meeting of November 6, 2003)
- 14b. 2003.0535EDV (J. MILLER: (415) 558-6344)
937 - 939 JACKSON STREET - south side between Powell and Mason Streets,
Lot 028 in Assessor's Block 0191, in an RM-3 (Mixed Residential, Medium
Density) District and a 65-A Height and Bulk District - Request for Discretionary
Review of Permit Application 2003.05.20.5122 to construct a new four-story,
nine-unit residential building approximately 40 feet in height.
Preliminary recommendation: Take Discretionary Review and approve the permit
with conditions.
- 14c. 2003.0535DV (J. MILLER: (415) 558-6344)
937 - 939 JACKSON STREET - south side between Powell and Mason Streets,
Lot 028 in Assessor's Block 0191, in an RM-3 (Mixed Residential, Medium

Density) District and a 65-A Height and Bulk District. Rear yard variance requested for a proposal to construct a new four-story residential building containing nine dwelling units with a ground-floor garage containing nine off-street parking spaces, after demolition of the existing two-family dwelling. A portion of the garage level (only) is proposed to project approximately 19 feet five inches into the otherwise-required rear-yard area, leaving an area open and clear (from the ground up) of 15 feet behind it. This proposed space would be devoted to three additional bedrooms and bathrooms, as parts of two units above providing a four-bedroom unit and a three-bedroom unit. The upper surface of this rear projection would be developed as a usable open space. The application requesting a Variance will be heard by the Acting Zoning Administrator.

(Continued from Regular Meeting of November 6, 2003)

NOTICE OF CANCELLATION

DOCUMENTS DEPT.

NOV 19 2003

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SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, November 27, 2003*

11-19-03P02:42 RCV D

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, November 27, 2003* has been canceled. The next Regular Meeting of the Planning Commission will be held on *Thursday, December 4, 2003*.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SHELLEY BRADFORD BELL
VICE-PRESIDENT	MICHAEL J. ANTONINI
COMMISSIONER	EDGAR E. BOYD
COMMISSIONER	LISA M. FELDSTEIN
COMMISSIONER	KEVIN HUGHES
COMMISSIONER	SUE LEE
COMMISSIONER	WILLIAM L. LEE

LAWRENCE BADINER, ACTING DIRECTOR OF PLANNING
LINDA D. AVERY, COMMISSION SECRETARY

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 4, 2003

1:30 PM
Regular Meeting

DOCUMENTS DEPT.

DEC - 1 2003

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12-01-03A10:23 RCVD

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Notice: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2002.0605CV (J. IONIN: (415) 558-6309)
4614-4630 CALIFORNIA STREET - "The St. James Episcopal Church and Pre-School"; Lot 049 in Assessor's Block 1368 - Request for Conditional Use authorization pursuant to Section 209.3(f) & (j) of the Planning Code to allow for the demolition of existing structures and construction of a new building for the St. James Episcopal Church administrative facilities, offices for non-profit counseling accessory to the church-related services, and a child-care facility providing less than 24-hour care for 13 or more children by licensed personnel within an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of October 2, 2003)
(Proposed for Continuance to December 18, 2003)
- 1b. 2002.0605CV (J. IONIN: (415) 558-6309)
4614-4630 CALIFORNIA STREET - Article 1.5 Section 150(b) of the Planning Code requires child care facilities to provide one independently accessible off-street parking space for every 25 children, where the number of such children exceeds 24. Section 150(d) requires that existing parking spaces be retained. The project proposes no new off-street parking spaces and the elimination of one off-street parking space where 1 is required (based on the existing deficiency). Article 1.2 Section 134 of the Planning Code requires a 45 percent rear yard, which can be reduced to 25 percent through averaging or 15 feet whichever is greater. The project proposes a 15 foot rear yard where 25 feet are required.
(Continued from Regular Meeting of October 2, 2003)
(Proposed for Continuance to December 18, 2003)
2. 2003.1077C (E. TOPE: (415) 558-6316)
1970 McALLISTER STREET - north side between Central Avenue and Lyon Street; Lot 014 in Assessor's Block 1159 - Request for Conditional Use Authorization pursuant to Planning Code Section 185 to allow a five-year extension of an existing nonconforming automobile repair garage (Carlos Exclusive Auto Service) in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to February 5, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption - draft minutes of November 6, 2003.
4. Commission Comments/Questions

C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

- 7a. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - Adopting findings under the California Environmental Quality Act, as described in a Final Mitigated Negative Declaration dated September 22, 2003, in connection with a proposal to construct a new building approximately 23 stories and 235 feet in height, with a gross area approximately 497,000 square feet, containing approximately 246 dwelling units and 5400 square feet of ground floor retail, and a parking garage. The site is in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts. The project is the subject of a concurrent entitlement hearings.
Preliminary Recommendation: Adopt CEQA Findings
(Continued from Regular Meeting of November 13, 2003)
- 7b. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - Review under Planning Code Section 309 and for exceptions, to construct a new building approximately 23 stories and 235 feet in height, with a gross area approximately 497,000 square feet, containing approximately 246 dwelling units and 5400 square feet of ground floor retail, and a parking garage, to replace an existing surface-level parking lot containing 168 spaces. The requested exceptions are for bulk requirements of Section 270 and for exceedences of the pedestrian comfort wind speed criteria of Section 148. The site is in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts. The project is the subject of a concurrent hearing for a Conditional Use authorization.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 13, 2003)
- 7c. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 - Request for authorization of Conditional Use for a public storage garage for passenger vehicles (Planning Code Section 223(m)), and for parking in excess of accessory amounts (Planning Code Section 204.5) in conjunction with construction of a new, 23-story residential building, replacing a surface-level parking lot containing 168 spaces with a residential apartment building 23 stories in height and approximately 497,000 gross square feet in size. The site is in a C-3-G (Downtown General Commercial) District and in 150-S and 240-S Height and Bulk Districts.
Preliminary recommendation: Approval with Conditions, including limiting residential parking at 1:2.
(Continued from Regular Meeting of November 13, 2003)
- 7d. 2002.0628EIKXCV (J. MILLER: (415) 558-6344)
1160 MISSION STREET - northwest side between Seventh and Eighth Streets, with additional frontage on Stevenson Street, Lots 37, 38 and 56 in Assessor's Block 3702 in a C-3-G (Downtown General Commercial) District, and in 150-S and 240-S Height and Bulk Districts. Dwelling Unit Exposure Variance Sought: The proposal is to construct a new 246-unit, 23-story residential building with a 504-space parking garage. Up to 180 of

these dwelling units are to be side facing (without direct frontage on a street, a complying rear-yard area, or other open area with sufficient minimum dimensions to comply with Planning Code Section 140).

(Continued from Regular Meeting of November 13, 2003)

8. (D. ALUMBAUGH: (415) 558-6601)
RINCON HILL PLAN DRAFT FOR PUBLIC DISCUSSION -
Informational presentation on the Draft for Public Discussion of the Rincon Hill Plan.
Preliminary Recommendation: None: Informational Presentation
9. (D. ALUMBAUGH: (415) 558-6601)
TRANSBAY REDEVELOPMENT PROJECT AREA DESIGN FOR DEVELOPMENT -
Informational Presentation by the SF Redevelopment Agency on the Transbay Redevelopment Area Design for Development Plan.
Preliminary Recommendation: None: Informational Presentation
10. (PUTRAWILSON: (415) 558-6233/558-6163)
RESIDENTIAL DESIGN GUIDELINES - Presentation on the revised Residential Design Guidelines (Guidelines) for all residential projects in RH (Residential House) and RM (Residential Mixed-Density) zoning districts. This is the third and final public hearing on the proposed Guidelines to provide the Planning Commission with all modifications made to the Guidelines after receiving comments and recommendations from the public and the Planning Commission at the May 22, 2003 and the October 23, 2003 hearings, and at follow up meetings held by Department staff with the public.
Preliminary Recommendation: Adopt the draft version of the December 2003 Residential Design Guidelines as policy.
11. 2003.0865C (D. DIBARTOLO: (415) 558-6291)
1356 GRANT AVENUE, southeast corner at Green Street; Lot 051 in Assessor's Block 0132: Request for Conditional Use authorization under Section 722.42 of the Planning Code to establish a Full-Service Restaurant in the North Beach Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. The proposal is to allow a Full-Service Restaurant (serving Thai food) to operate within the North Beach Neighborhood Commercial District. This proposal would reduce the size of the existing Retail Video Store, on the ground level, from 2,400 square feet to 800 square feet, converting 1,600 square feet for the establishment of the new Full-Service Restaurant. The proposal will also renovate the existing storefront, but not expand the existing building.
Preliminary recommendation: Approval with Conditions
12. 2003.0924C (D. DIBARTOLO: (415) 558-6291)
659 COLUMBUS AVENUE - west side between Union and Filbert Streets; Lot 003 in Assessor's Block 0101: Request for Conditional Use authorization to add a Full Bar at the existing Full-Service Restaurant under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. At present, the restaurant (dba "Frankie's") is permitted to carry Alcoholic Beverage Control (ABC) license type 41 to serve beer and wine on the premises. Conditional Use Authorization approval will allow the restaurant with bar to carry a license type 47 to serve beer, wine and distilled spirits on the premises. No alteration to the building or any other modifications to the operation of the bar are proposed.
Preliminary recommendation: Approval with Conditions

13. 2003.0963C (D. DIBARTOLO: (415) 558-6291)
1160 POLK STREET (AKA 1157-1199 SUTTER STREET), southeast corner at Sutter Street; Lot 13 in Assessor's Block 0692: Request for Conditional Use authorization to allow amplified live and recorded music and a dance floor (defined as "Other Entertainment" by Planning Code Section 790.38) in an existing 1,530 square foot bar, dba "Vertigo Bar," in the Polk Street Neighborhood Commercial Zoning District and a 65-A Height and Bulk District. Entertainment would occur between 8 p.m. and 1:30 a.m. daily. No alteration to the building or any other modifications to the operation of the bar are proposed.
Preliminary Recommendation: Approval with Conditions
14. 2002.0658C (M. WOODS: (415) 558-6315)
735 - 7th AVENUE - southwest corner of 7th Avenue and Cabrillo Street, an "L-shaped" lot extending to 8th Avenue, between Cabrillo and Fulton Streets; Lot 36, in Assessor's Block 1650 - Request for conditional use authorization under Sections 121.1, 121.2, 151, 157, 204.5, 303, 711.11 and 711.21 of the Planning Code for lot size, use size and accessory parking for the construction of a new approximately 28,000 square-foot Safeway supermarket with up to 65 off-street surface parking spaces, to replace the existing approximately 16,000 square-foot Safeway supermarket, on an approximately 54,000 square-foot lot in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of November 13, 2003)
15. 2003.0794C (G. CABREROS: (415) 558-6169)
1728-1748 HAIGHT STREET - north side between Shrader and Cole Streets, Lot 035 in Assessor's Block 1229 - Request for Conditional Use Authorization under Planning Code Section 719.21 to allow a retail space at the ground floor over 2,500 square feet in area. The proposal is for tenant improvements to establish an 8,733 square-foot retail space. Urban Outfitters, a youth-oriented retailer of men's and women's wear, home furnishings and accessories, would occupy the retail space. The subject property is within the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.
Preliminary Recommendation: Disapproval.
(Continued from Regular Meeting of November 13, 2003)
16. 2003.0451C (G. NELSON: (415) 558-6257)
1529-1565 PAGE STREET, south side between Masonic Avenue and Ashbury Street; Lots 023, 027, 028, and 032 in Assessor's Block 1232: Request for Conditional Use authorization pursuant to Sections 209.3(h) and 304(d) of the Planning Code to demolish 2 three-unit apartment buildings (1529 and 1535 Page Street) and construct a 4-story, approximately 19,000 square foot addition to the existing Urban School of San Francisco, within an RM-1 (Residential, Mixed-Use, Low Density) District and a 40-X Height and Bulk District, in the Haight/Ashbury Neighborhood. This proposal requires Conditional Use authorization because it proposes: 1) the expansion of a secondary school in an RM-1 District, 2) it proposes to modify a prior Conditional Use authorization granted in 1993 (Case No. 1993.0094C), and 3) it proposes to develop a project site of over ½ acre (also called a Planned Unit Development, or PUD), which would allow modifications to the standard Code requirements such as rear yard and open space. With the proposed project, the Urban School plans to increase enrollment from 250 to 380 students, as well as increasing full and part-time employees from 50 to 70. The new structure would contain classrooms, offices, a student center, a chemistry lab, and various support spaces. The proposed project would also add one off-street parking space to the existing basement parking at 1563 Page Street.
Preliminary Recommendation: Approval with Conditions

17. 2003.0080C (G. NELSON: (415) 558-6257)
2599 LOMBARD STREET - southeast corner at the intersection of Broderick and Lombard Streets; Lot 016 in Assessor's Block 0938 - Request for Conditional Use authorization pursuant to Section 712.83 of the Planning Code to install eight (8) cellular antennas and related equipment cabinets on the roof of the Pacific Motor Inn as part of Verizon's wireless telecommunication network, within the NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The proposed antennas would be mounted behind an existing parapet and would not be visible from the street below. The related equipment would be housed in a new 16' wide by 17' long by 7' tall mechanical penthouse that would be partially visible from several uphill residences. Per the City & County of San Francisco's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines the project site is a Preferred Location Preference 4, as it is a commercial building in an NC-3 District.
Preliminary Recommendation: Approval with Conditions.
(Continued from Regular Meeting of October 23, 2003)
- 18a. 2003.0295CV (G. NELSON: (415) 558-6257)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 026 in Assessor's Block 0020 - Request for Conditional Use authorization pursuant to Sections 209.1 and 228.3 of the Planning Code to construct an approximately 40-foot tall, 4-story, 5-unit residential structure containing 7 off-street parking spaces in an RH-3 (Residential, House, Three-family) District, the Waterfront Special Use District No. 2 and a 40-X Height and Bulk District. The project site was formerly a service station and is now in use as a parking lot. This proposal requires Conditional Use authorization because 1) it proposes a dwelling unit density of greater than 3 units in an RH-3 District and 2) it proposes to convert a service station use to residential use. This project is also seeking a Variance from the Planning Code, case No. 2003.0295CV.
Preliminary Recommendation: Approval with Conditions
(Continued from Regular Meeting of October 23, 2003)
- 18b. 2003.0295CV (G. NELSON: (415) 558-6257)
899 NORTH POINT STREET - southeast corner of North Point and Larkin Streets; Lot 026 in Assessor's Block 0020 - Request for Variance from Section 134 of the Planning Code to construct a 4-story residential building into the required rear yard. Section 134 of the Planning Code states that the minimum rear yard depth in an RH-3 District shall be equal to 25 percent of the total depth of the lot on which the building is situated. Rather than leave a 22' wide gap in the North Point Street frontage, the proposal is to construct an approximately 40' X 22' portion of the project fully into the rear yard along North Point Street, leaving a comparable rear yard to the interior of the lot of approximately 1,480 square feet.
(Continued from Regular Meeting of October 23, 2003)
19. 2003.0397C (G. NELSON: (415) 558-6257)
1398 19th AVENUE - northeast corner of 19th Avenue and Judah Street; Lot 010 in Assessor's Block 1773 - Request for Conditional Use authorization pursuant to Sections 209.3(f), 209.3(j), and 303 of the Planning Code to convert a single-family dwelling to religious/institutional use within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District, in the Inner Sunset neighborhood. The proposed project would augment the existing 19th Avenue Chinese Baptist Church facilities located 5 lots away at 1370-1374 19th Avenue, and would result in the interior configuration of the existing structure to contain a "fellowship hall" and several conference/classrooms, as well as the removal of one off-street parking space. The Church would operate several programs at the facility, including adult education, after school tutoring, weekend worship and educational activities, choir rehearsal, and a one-to-two-week summer day camp.
Preliminary Recommendation: Approval with Conditions

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

ADDENDUM
SAN FRANCISCO
PLANNING COMMISSION

Notice of Meeting
&
Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 4, 2003

1:30 PM

Regular Meeting

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DEC - 1 2003

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12-01-03A10:23 RCD

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

D. REGULAR CALENDAR

16. 2003.0451C (G. NELSON: (415) 558-6257)
1529-1565 PAGE STREET, south side between Masonic Avenue and Ashbury Street; Lots 023, 027, 028, and 032 in Assessor's Block 1232: Request for Conditional Use authorization pursuant to Sections 209.3(h) and 304(d) of the Planning Code to demolish 2 three-unit apartment buildings (1529 and 1535 Page Street) and construct a 4-story, approximately 19,000 square foot addition to the existing Urban School of San Francisco, within an RM-1 (Residential, Mixed-Use, Low Density) District and a 40-X Height and Bulk District, in the Haight/Ashbury Neighborhood. This proposal requires Conditional Use authorization because it proposes: 1) the expansion of a secondary school in an RM-1 District, 2) it proposes to modify a prior Conditional Use authorization granted in 1993 (Case No. 1993.0094C), and 3) it proposes to develop a project site of over ½ acre (also called a Planned Unit Development, or PUD), which would allow modifications to the standard Code requirements such as rear yard and open space. With the proposed project, the Urban School plans to increase enrollment from 250 to 380 students, as well as increasing full and part-time employees from 50 to 70. The new structure would contain classrooms, offices, a student center, a chemistry lab, and various support spaces. The proposed project would also add one off-street parking space to the existing basement parking at 1563 Page Street.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to January 15, 2004)

SAN FRANCISCO PLANNING COMMISSION DOCUMENTS DEPT.

DEC 0 5 2003

Notice of Special Meeting &

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Calendar

Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 11, 2003
12:00 PM

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning

Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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San Francisco Lobbyist Ordinance

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Accessible Meeting Policy

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12:00 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION - Pursuant to Government Code Section 54957, the Planning Commission will meet in closed session to review the performance evaluation of Linda Avery, Planning Commission Secretary.

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information, or
- b) Disclose information which a majority deems to be in the public interest.

Adjournment:

SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

Notice of Meeting & Calendar

DEC 0 5 2003

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Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 11, 2003
1:30 PM
Regular Meeting

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

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1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2002.0376E (N. TURRELL: (415) 558-5904)
8 WASHINGTON STREET — Assessor's Blocks and Lots 201/12, 171/69, and 168/58 - Appeal of a Preliminary Mitigated Negative Declaration. The 109,225-square-foot project site is located at 8 Washington Street, between Drumm Street and The Embarcadero, on the edge of the financial district. The proposed project would involve the construction of an eight-story, 84-foot-tall, approximately 283,612-gross-square-foot (gsf), 120-unit, predominantly residential building with a health club facility and parking for 170 vehicles. The existing Golden Gateway Tennis and Swim Club facility would be removed and reconstructed on the northern portion of the project site. Pedestrian and vehicular access to the proposed residential/commercial building would be from Drumm Street. The site is zoned RC-4 (Residential-Commercial Combined, High Density) and is in an 84-E height and bulk district. The project would require Conditional Use authorization for Planned Unit Development, for bulk limit exception, and for parking.
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration
(Proposed for Continuance to February 5, 2004)
2. 2003.0106D (M. WOODS: (415) 558-6315)
1910-12 STEINER STREET - east side between Wilmot and Bush Streets; Lot 018 in Assessor's Block 0659 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application No. 2003.06.16.7169, proposing to merge two dwelling units to a single-family residence in an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the proposed dwelling unit merger.
(Proposed for Continuance to February 5, 2004)
3. 2003.0183D (G. NELSON: (415) 558-6257)
2477-2479 SUTTER STREET - south side between Broderick and Divisadero Streets; lot 022 in Assessor's Block 1076 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions of Demolition Permit Application No. 2002.08.13.3876, proposing the demolition of a two-story, two-family dwelling within an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District. There is a related proposal to construct a new, four-story, three-family dwelling with three off-street parking spaces.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Continued from Regular Meeting of November 13, 2003)
NOTE: On September 25, 2003, following public testimony, the Commission closed the public hearing, and entertained two motions: 1) to take Discretionary Review and disapprove by a vote +3 -3. Commissioners Boyd, Antonini, Bradford-Bell voted no. The motion failed; 2) continued the matter to October 16, 2003 by a vote +6 -0. Commissioner William Lee was absent.

NOTE: On October 16, 2003, the Commission entertained two motions: 1) To take Discretionary Review and disapprove the demolition, by a vote +3 -3. Commissioners Antonini, Bradford Bell, W. Lee voted no. Commissioner Boyd was absent. The motion failed. 2) Item Continued to November 13, 2003, the Commission requested that a representative from another City Department review the soundness report, by a vote +4 -2. Commissioners Hughes and S. Lee voted no. Commissioner Boyd was absent. Public hearing will have to remain open on at least the requested additional information.
(Proposed for Continuance to January 22, 2004)

- 4a. 2003.0047DV (G. NELSON: (415) 558-6257)
44 LURMONT TERRACE - a cul-de-sac on the north side of Leavenworth Street between Greenwich and Lombard Streets; Lot 025 in Assessor's Block 0071 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2003.05.08.4119, proposing the demolition of a three-story, single-family dwelling within an RH-3 (Residential, House, Three-family) District, and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Proposed for continuance to January 8, 2004)
- 4b. 2003.0047DV (G. NELSON: (415) 558-6257)
44 LURMONT TERRACE - a cul-de-sac on the north side of Leavenworth Street between Greenwich and Lombard Streets; Lot 025 in Assessor's Block 0071 - Request for Variance from the rear yard requirements of the Planning Code to construct a single-family dwelling partially into the required rear yard, within an RH-3 (Residential, House, Three-family) District, and a 40-X Height and Bulk District. Section 134 of the Planning Code states that in an RH-3 District, in the case of any lot that abuts along both its side lot lines upon lots with buildings that front on another street or alley, the minimum rear yard depth shall be 25 percent of the total depth of the lot, or 15 feet, whichever is greater. On the approximately 80-foot deep subject lot, this results in a rear yard requirement of 20 feet, with the south side of the lot being considered the rear. The proposed construction would project into the required rear yard by up to 11 feet at the ground (garage) floor level, extending to within 9 feet of the south property line. The application requesting a Variance will be heard by the Zoning Administrator.
(Proposed for continuance to January 8, 2004)
5. 2003.1012D (D. JONES: 9415) 558-6477)
166 29TH STREET - south side of 29th Street between Dolores Street and San Jose Avenue; Lot 017 in Assessor's Block 6671 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all residential demolitions, of Demolition Permit Application No. 2003.06.04.6254, proposing to demolish an existing 1-story, residential unit with commercial space within an NC-1 (Neighborhood Commercial Cluster), and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
(Proposed for Continuance to January 22, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

6. EXECUTIVE SESSION RESULTS

In open session the Commission shall by motion and vote elect to:

- a) Disclose no information, or
 - b) Disclose information which a majority deems to be in the public interest.
7. Consideration of Adoption – Draft Minutes of November 6, 2003.
(Continued from Regular Meeting of December 4, 2003)
8. Commission Comments/Questions
9. **ALTERNATING CASE TYPES** - In September, 2003, the Commission instituted a policy, on a trial basis, to alter how project types were to be scheduled on their public hearing calendars. At that time, it was felt that with all case types on the same calendar, some were being heard consistently while others were being continued consistently. In an attempt to address this, it was established that case types would be alternated with Discretionary Review (DR) cases scheduled on one hearing day and other non DR cases on an alternate hearing day. **At this time, the Commission would like to discuss the effectiveness of alternating case type schedules, and consider maintaining it, modifying it, or abolishing it.**

C. DIRECTOR'S REPORT

10. Director's Announcements
11. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

12. 2003.0444D (S. VELLVE: (415) 558-6263)
586 LISBON STREET - northwest side between France and Russia Streets, Lot 016A in Assessor's Block 6274 - Request for Discretionary Review of Building Permit Application 2002.06.12.8815 to construct a new three-story single-family dwelling located in an RH-1 (House, One-Family) District, 40-X Height/Bulk District.
Preliminary Recommendation: Take Discretionary Review and disapprove the permit.
(Continued from Regular Meeting of September 4, 2003)
NOTE: On July 24, 2003, following public testimony, the Commission closed the public hearing and passed a motion to continue this item to September 4, 2003 on a +6 -1 vote (Commissioner Antonini voted against the continuance). The Commission requested better and more legible drawings.

F. REGULAR CALENDAR

13. 2003.0931D (K. MCGEE: (415) 558-6367)
440 BRANNAN STREET (A.K.A 70 ZOE STREET) - northwest side, corner of Zoe and Brannan Street, Lot 019 in Assessor's Block 3776. A mandatory Discretionary Review is required by Planning Commission Resolution Number 14844 on a proposal to add a Type 17 (Beer and Wine Wholesaler), Type 20 (Off Sale Beer and Wine), and Type 9 (Beer and Wine Importer) liquor license for 'Enovations Creative Wine Concepts'. The subject

property is located in an SLI (Service Light Industrial) Zoning District, in a 50-X Height and Bulk District, and is in the Ballpark Special Use District (BVSUD)
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

14. 2003.0901D (E. TOPE: (415) 558-6316)
2014 - 2016 BUCHANAN STREET - east side between California and Pine Streets; Lot 27 in Assessor's Block 651 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of dwelling unit mergers, of Building Permit Application No. 2003.07.31.0876, proposing to merge two dwelling units to create a single-family dwelling in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
15. 2003.0905D (E. TOPE: (415) 558-6316)
3674 17TH STREET - north side between Pond Street and Noe Street; Lot 075 in Assessor's Block 3564 - Mandatory Discretionary Review, under the Planning Commission's policy requiring review of all dwelling unit mergers. Building Permit Application No. 2003.01.21.5494, proposes to legalize the existing reconfiguration of a three-unit building, which was converted to two units after a house fire in 2001. This property is located in an RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
16. 2003.0872D (D. DIBARTOLO: (415) 558-6291)
40 VALPARAISO STREET - north side between Taylor and Mason Streets; Lot 034 in Assessor's Block 091 - Request for Discretionary Review of Building Permit Application No. 2003.0313.9586 proposing the construction of a new approximately 820 square foot third-story addition atop the existing two-story single family dwelling unit. The subject property is located in an RM-1 (Residential, Mixed, Low-Density) District and a 40-X Height and Bulk District.
Preliminary recommendation: Take Discretionary Review and approve the project with modifications.
17. 2003.1093D (G. CABREROS: (415) 558-6169)
2258 BEACH STREET - north side between Baker and Broderick Streets; Lot 009D in Assessor's Block 0915 - Request for Discretionary Review of Building Permit Application No. 2003.07.02.8662, proposing to consolidate several previous building permit applications and to authorize construction beyond the scope of said permits in order to achieve final inspection by the Department of Building Inspection. Construction under these previous building permit applications includes, but is not limited to, a new third floor, a horizontal addition to the rear of the building, and new windows and skylights added to the existing single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
18. 2003.0893D (G. CABREROS: (415) 558-6169)
927 LAKE STREET - south side between 10th and 11th Avenues; Lot 047 in Assessor's Block 1370 - Request for Discretionary Review of Building Permit Application No. 2003.01.10.4984, proposing to add a three-story addition to the rear of the existing three-

story, single-family residence in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve.

19. 2003.0736D (J. PURVIS: (415) 558-6354)
1477 RHODE ISLAND STREET - east side south of 25th Street; Lot 026 in Assessor's Block 4282A - Request for Discretionary Review on the proposed construction of a two-family dwelling on a vacant up-sloping lot under Building Permit Application No. 2002.11.14.1384. The new building would rise to four stories over a two-car garage and is in an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as revised.
20. 2003.0620D (J. PURVIS: (415) 558-6354)
1532 TREAT AVENUE - west side south of Precita Avenue; Lot 006 in Assessor's Block 5524 - Mandatory Discretionary Review, under Planning Commission policy requiring review of all housing demolition permits, of Demolition Permit Application No. 2003.03.27.0853 proposing the demolition of a two-story, two-family dwelling to be replaced with a three-story, two-family dwelling in an RH-2 (Residential, House, Two-Family) Use District, a 40-X Height and Bulk District and within the Bernal Heights Special Use District.
Preliminary Recommendation: Do not take Discretionary Review and approve the project as submitted.
21. 2003.1078D (K. AMDUR: (415) 558-6351)
162-164 BERNARD STREET - north side between Jones and Leavenworth Streets; Lots 036 and 037 in Assessor's Block 0156 - Mandatory Discretionary Review under the Planning Commission's policy requiring review of all dwelling unit mergers, of Building Permit Application Nos. 2003.05.07.4000 and 2003.05.07.4004, proposing to merge two dwelling units to form a single-family residence on Lot 037 and to create a new dwelling unit on the ground floor of an existing garage structure on Lot 036. Both of the subject lots are in an RH-3 (Residential, House, Three-Family) and 65-A Height and Bulk Districts.
Preliminary Recommendation: Do Not Take Discretionary Review and approve the application as submitted.
22. 2003.1167D (M. SMITH: (415) 558-6322)
183 ST. GERMAIN AVENUE (A.K.A. 121 ST. GERMAIN AVENUE) - south side of the street near Glenbrook Avenue, Lot 018 in Assessor's Block 2722 - Request for Discretionary Review of Building Permit Application No. 2003.07.03.8801, proposing to construct a two-story single-family dwelling on a vacant lot located in a RH-1(D) (Residential, House, One-Family [Detached]) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take discretionary review and approve the project as modified.
23. 2003.1168D (M. SMITH: (415) 558-6322)
185 ST. GERMAIN AVENUE (A.K.A. 125 ST. GERMAIN AVENUE) - south side of the street near Glenbrook Avenue, Lot 019 in Assessor's Block 2722 - Request for Discretionary Review of Building Permit Application No. 2003.07.03.8805, proposing to construct a two-story single-family dwelling on a vacant lot located in a RH-1(D) (Residential, House, One-Family [Detached]) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Do not take discretionary review and approve the project as modified.

6:00 p.m.

24.

(C. NIKITAS; (415) 558-6306)

RESIDENTIAL DEMOLITION POLICY - A proposal to modify and refine interim criteria to implement a Temporary Residential Demolition Policy requiring mandatory Discretionary Review of all dwelling unit demolitions not requiring Conditional Use authorization, with certain exceptions; to adopt a specific Soundness Determination process; and to adopt criteria for conformity with applicable General Plan policies and objectives; and a recommendation to apply this policy for an approximate six-month period, after which a long-term policy would be presented for consideration and adoption by the Commission.

Preliminary recommendation: Adopt the Temporary Residential Demolition Policy.

NOTE: On November 6, 2003, following public testimony, the Commission kept the Public Hearing open and continued this item to December 11, 2003.

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

PLEASE NOTE:

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

**Commission Chambers - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 18, 2003**

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

DEC 15 2003

SAN FRANCISCO
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12-15-03A10:22 RCVD

President: Shelley Bradford Bell
Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>
or as a recorded message at (415) 558-6422.

To view the hearing in progress on the Internet: <http://www.sfgov.org/sfgtv>

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT
1660 MISSION STREET, 5TH FLOOR RECEPTION

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1660 Mission Street, 5th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1660 Mission Street, Suite 500, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: linda.avery@sfgov.org**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American sign language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall, Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at Donna_Hall@ci.sf.ca.us.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfgov.org/bdsupvrs/sunshine.

COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1660 Mission St., 5th floor reception.

1:30 PM _____

ROLL CALL: Commission President: Shelley Bradford Bell
Commission Vice-President: Michael J. Antonini
Commissioners: Rev. Edgar E. Boyd; Lisa Feldstein;
Kevin Hughes; Sue Lee; William L. Lee

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 1999.233E (B. WYCKO: (415) 558-5972)

833 – 881 JAMESTOWN AVENUE - Appeal of Preliminary Negative Declaration The project sponsor proposes construction of a Planned Unit Development (PUD) that would consist of 198 one-, two- and three-bedroom market-rate condominiums on an approximately 6.9-acre lot, located at 833-881 Jamestown Avenue on Assessor's Block 4991, Lot 277, on the northern slope of Bayview Hill. The site is currently used as an overflow parking lot for events at Candlestick Park, which is approximately one-third of a mile southeast of the project site. The site is bordered by Jamestown Avenue (and single-family homes on the north side of Jamestown) to the north, another vacant lot to the east that also is used for parking for major events at Candlestick Park, the hillside to the south, and single-family housing to the west. Although the area proposed for development is mostly flat, development would require excavation of up to approximately 30 vertical feet at the base of the hill. The project would consist of 11 separate three- and four-story buildings: seven buildings of 12 to 18 units each along Jamestown Avenue and four buildings to the rear, at the base of the hillside. Of these latter four structures, two (36 units each) would be built atop one-story gated parking garages, while smaller buildings (one of eight and one of 10 units) would flank the garages. A total of 216 independently accessible parking spaces would be provided. The proposed project would include landscaping along Jamestown Avenue, construction of a 10-foot-wide sidewalk, two off-street freight loading areas, and about 28,900 sq. ft. of common open space, including two rear yards at the base of the hillside totaling about 7,250 sq. ft. and podium- and ground-level patios. The project also would remedy an existing drainage problem on Bayview Hill above the project site, on Recreation and Park Department land. The project site is located within the South Bayshore Plan area, in an RH-2 (Two-Family) Use District and a 40-X Height and Bulk District. As a PUD, the project would require review and approval by the City Planning Commission pursuant to Sections 303 and 304 of the Planning Code.

(Proposed for Continuance to February 5, 2004)

2. 2003.0966T (P. LORD: (415) 558-6311)

FORMULA RETAIL USES - Consideration of an Ordinance to amend the Planning Code by adding Section 703.3 and by amending Section 182 to make findings as to the need to regulate formula retail uses, to define formula retail uses, prohibit formula retail uses in the Hayes-Gough Neighborhood Commercial District and in the Neighborhood Commercial Cluster Districts at Cole and Carl Streets and Parnassus and Stanyan Streets, to require any building permit application for formula retail use to comply with the notice and design review procedures of Section 312 of the Planning Code, to provide that the burden to prove that a use is not a formula retail use rests with the building permit applicant or holder, and to provide that nonconforming uses in Residential District which are seeking to change in use to retail sales activity or retail sales establishment which is also a formula retail use must comply with the provisions of Section 703.3, making findings of consistency with the priority policies of Planning Code Section 101.1 and the General Plan.

(Continued from Regular Meeting of November 20, 2003)
(Proposed for Continuance to January 8, 2004)

3. 2003.0940C (K. MCGEE: (415) 558-6367)
1469 18TH STREET - on the corner of 18th Street and Connecticut Street; Lot 27 in Assessor's Block 4036 - Request for Conditional Use Authorization to install a Walk-Up Facility, an Automated Teller Machine (ATM), without providing a 3 foot recess from the front property line, located in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and in a 40-X Height and Bulk District, per Planning Code Section 711.26.
Preliminary Recommendation: Continue hearing date to January 15th, 2004.
(Proposed for Continuance to January 15, 2004)
4. 2003.1110T (I. WILSON: (415) 558-6163)
REQUIRED SECOND MEANS OF EGRESS AMENDMENT - Consideration of an Ordinance amending the San Francisco Planning Code by adding a new Section 136(c)(4)(A)(i-v) to allow, as a permitted obstruction, a stairway that is a required Second Means of Egress under the Building Code.
Preliminary Recommendation:
(Proposed for Continuance to January 22, 2004)
- 5a. 2002.0605CV (J. IONIN: (415) 558-6309)
4614-4630 CALIFORNIA STREET - "The St. James Episcopal Church and Pre-School"; Lot 049 in Assessor's Block 1368 - Request for Conditional Use authorization pursuant to Section 209.3(f) & (j) of the Planning Code to allow for the demolition of existing structures and construction of a new building for the St. James Episcopal Church administrative facilities, offices for non-profit counseling accessory to the church-related services, and a child-care facility providing less than 24-hour care for 13 or more children by licensed personnel within an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions.
(Continued from Regular Meeting of December 4, 2003)
(Proposed for Continuance to January 22, 2004)
- 5b. 2002.0605CV (J. IONIN: (415) 558-6309)
4614-4630 CALIFORNIA STREET - Request for Parking and Rear Yard Variances. Article 1.5 Section 150(b) of the Planning Code requires child care facilities to provide one independently accessible off-street parking space for every 25 children, where the number of such children exceeds 24. Section 150(d) requires that existing parking spaces be retained. The project proposes no new off-street parking spaces and the elimination of one off-street parking space where 1 is required (based on the existing deficiency). Article 1.2 Section 134 of the Planning Code requires a 45 percent rear yard, which can be reduced to 25 percent through averaging or 15 feet whichever is greater. The project proposes a 15 foot rear yard where 25 feet are required.
(Continued from Regular Meeting of December 4, 2003)
(Proposed for Continuance to January 22, 2004)
6. 2003.0724C (M. WOODS: (415) 558-6315)
1287-89 11TH AVENUE - west side between Irving Street and Lincoln Way; Lot 19, in Assessor's Block 1739 - Request for Conditional Use authorization under Sections 303 and 730.39 of the Planning Code to demolish two residential units on the second floor and above on an approximately 2,400 square-foot lot, in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk Districts. The proposed project would demolish the existing two-story over garage, two-family building and construct a new three-story over three-car garage building containing three dwelling units.
Preliminary Recommendation: Pending
(Proposed for Continuance to February 19, 2004)

B. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption – Draft Minutes of November 13 and 20, 2003 and December 4, 2003.
8. Commission Comments/Questions

C. DIRECTOR'S REPORT

9. Director's Announcements
10. Review of Past Week's Events at the Board of Supervisors and Board of Appeals

D. REGULAR CALENDAR

11. 2003.0242Q (M. SMITH: (415) 558-6322)
362-366 SANCHEZ STREET - west side of the street between 16th and 17th Streets, Lot 014 in Assessor's Block 3564 - Public hearing to determine consistency of a proposed five-unit Condominium-Conversion Subdivision with the General Plan, located in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approval for Finding of Consistency with the General Plan.
- 12a. 2002.1298EKCDV (M. LI: (415) 558-6396)
624 and 630-632 Laguna Street - northeast corner at Ivy Street, Lots 012 and 013 in Assessor's Block 0807 – Adopting CEQA findings regarding a request to construct a four-story, 45-foot-high senior care facility with a roof deck for up to 56 residents within an RM-1 (Residential, Mixed, Low-Density) District, the Hayes-Gough Neighborhood Commercial District, and a 50-X Height and Bulk District. An amended Addendum, dated November 21, 2003, was issued to revise the Final Negative Declaration adopted on May 7, 2003 in response to the revised scope of the project.
Preliminary Recommendation: Adopt the CEQA findings
- 12b. 2002.1298EKCDV (M. LI: (415) 558-6396)
624 AND 630-632 LAGUNA STREET - northeast corner at Ivy Street, Lots 012 and 013 in Assessor's Block 0807 - Request for conditional use authorization to construct a four-story, 45-foot-high senior care facility with a roof deck for up to 56 residents within an RM-1 (Residential, Mixed, Low-Density) District, the Hayes-Gough Neighborhood Commercial District, and a 50-X Height and Bulk District. The project requires mandatory discretionary review by the Planning Commission for the demolition of a vacant three-unit residential building on Lot 013. The project is also requesting floor area ratio, rear yard, and off-street parking variances.
Preliminary Recommendation: Approval with conditions
- 12c. 2002.1298EKCDV (M. LI: (415) 558-6396)
630-632 LAGUNA STREET - east side between Ivy and Grove Streets, Lot 013 in Assessor's Block 0807 - Mandatory discretionary review of Building Permit Application No. 2003 1119 0544 proposing the demolition of a vacant three-unit residential building at 630-632 Laguna Street within an RM-1 (Residential, Mixed, Low-Density) District and a 50-X Height and Bulk District.
Preliminary Recommendation: Do not take DR and approve the demolition
- 12d. 2002.1298EKCDV (M. LI: (415) 558-6396)
624 AND 630-632 LAGUNA STREET - northeast corner at Ivy Street, Lots 012 and 013 in Assessor's Block 0807 - Floor area ratio, rear yard, and parking variances sought. The proposed project is the construction of a four-story, 45-foot-high senior care facility with a

roof deck for up to 56 residents within an RM-1 (Residential, Mixed, Low-Density) District, the Hayes-Gough Neighborhood Commercial District and a 50-X Height, and Bulk District. The Planning Code allows a maximum floor area ratio of 3 to 1 on Lot 012 and a maximum floor area ratio of 1.8 to 1 on Lot 013. The project is seeking floor area ratios of up to 3.5 to 1 on Lot 012 and up to 2.4 to 1 on Lot 013. A rear yard of approximately 23' 0" is required for the portion of the project that occupies Lot 013, and the project includes a 34-square-foot stair enclosure (4' 6" by 7' 6") that would encroach into the required rear yard. The project is proposing to provide zero off-street parking spaces where six spaces are required. The variance requests will be considered by the Zoning Administrator.

13. 2003.0881C (M. WOODS: (415) 558-6315)
3119 CLEMENT STREET - south side between 32nd and 33rd Avenues; Lot 26, in Assessor's Block 1464 - Request for Conditional Use authorization under Sections 303 and 710.48 of the Planning Code to allow live entertainment associated with a ground floor full-service restaurant, the El Mansour Moroccan Restaurant, in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The proposal is to add live entertainment (belly dancing) on Tuesday through Sunday evenings. (The El Mansour Moroccan Restaurant is currently located at 3123 Clement Street; the applicant is proposing to relocate the restaurant including the live entertainment to 3119 Clement Street.)
Preliminary Recommendation: Approval with conditions.
14. 2003.0838C (G.CABREROS: (415) 558-6169)
848 COLE STREET - east side between Frederick and Carl Streets; Lot 028 in Assessor's Block 1268 - Request for Conditional Use Authorization under Planning Code Section 303 and 710.44 to allow on-site beer and/or wine sales for drinking on the premises at an existing small self-service restaurant known as *Reverie Café*, located within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.. As the proposal is within the Haight Street Alcohol Moratorium Sub-district, an existing alcohol license (from the now-closed *Truly Mediterranean* Restaurant at 1724 Haight Street) is to be transferred to *Reverie Café*. No construction work is proposed as part of this application.
Preliminary Recommendation: Approval with conditions.
15. 2003.0142C (J. PURVIS: (415) 558-6354)
3179 23rd STREET - south side between Shotwell Street and South Van Ness Avenue; Lot 036 in Assessor's Block 3641 - Request for Conditional Use Authorization under Planning Code Section 209.3(c), to convert six dwelling units into a 22-bed residential care facility within an RH-3 (Residential, House, Three-Bedroom) Use District and a 50-X Height and Bulk District.
Preliminary Recommendation: Approval with conditions
- 16a. 2003.0904D (J. MILLER: (415) 558-6344)
937 - 939 JACKSON STREET - south side between Powell and Mason; Lot 028 in Assessor's Block 0191 - Mandatory Discretionary Review of Building Permit Application No. 2003.07.24.0318 proposing the demolition of a two-family dwelling and its replacement with a new building containing nine dwelling units. The subject property is located in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District.
Preliminary Recommendation: Do Not Take Discretionary Review and approve the Demolition Permit.
(Continued from Regular Meeting of November 20, 2003)

- 16b. 2003.0535EDV (J. MILLER: (415) 558-6344)
937 - 939 JACKSON STREET - south side between Powell and Mason Streets, Lot 028 in Assessor's Block 0191, in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District - Request for Discretionary Review of Permit Application 2003.05.20.5122 to construct a new four-story, nine-unit residential building approximately 40 feet in height.
Preliminary recommendation: Take Discretionary Review and approve the permit with conditions.
(Continued from Regular Meeting of November 20, 2003)
- 16c. 2003.0535DV (J. MILLER: (415) 558-6344)
937 - 939 JACKSON STREET - south side between Powell and Mason Streets, Lot 028 in Assessor's Block 0191, in an RM-3 (Mixed Residential, Medium Density) District and a 65-A Height and Bulk District. Rear yard variance requested for a proposal to construct a new four-story residential building containing nine dwelling units with a ground-floor garage containing nine off-street parking spaces, after demolition of the existing two-family dwelling. A portion of the garage level (only) is proposed to project approximately 19 feet five inches into the otherwise-required rear-yard area, leaving an area open and clear (from the ground up) of 15 feet behind it. This proposed space would be devoted to three additional bedrooms and bathrooms, as parts of two units above providing a four-bedroom unit and a three-bedroom unit. The upper surface of this rear projection would be developed as a usable open space. The application requesting a Variance will be heard by the Acting Zoning Administrator.
(Continued from Regular Meeting of November 20, 2003)

6:00 p.m.

17. 2003.1049T (J. IONIN: (415) 558-6309)
DISCRETIONARY REVIEW POLICY - Consideration of adoption of a Policy to create a pre-application process for all new construction and certain expansion applications in RH and RM Districts and to establish criteria for administrative discretionary review.
(Continued from Regular Meeting of November 20, 2003)
Preliminary Recommendation: Adoption
18. (L. BADINER: (415) 558-6411)
EASTERN NEIGHBORHOODS COMMUNITY PLANNING - The Planning Commission will discuss and possibly adopt Interim Policies and/or discuss and direct staff to prepare a resolution for initiation of Interim Controls. Planning Department staff will provide a status report on the Environmental Review process for the Rezoning of the Eastern Neighborhoods. The Planning Commission will also schedule a subsequent hearing to review and discuss the work scope of Public Benefit Zoning and Community Impact Report (Socio-Economic Analysis) and to discuss non-conforming uses.
Preliminary Recommendation: Adopt Interim Policies
(Continued from Regular Meeting of November 20, 2003)

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:





